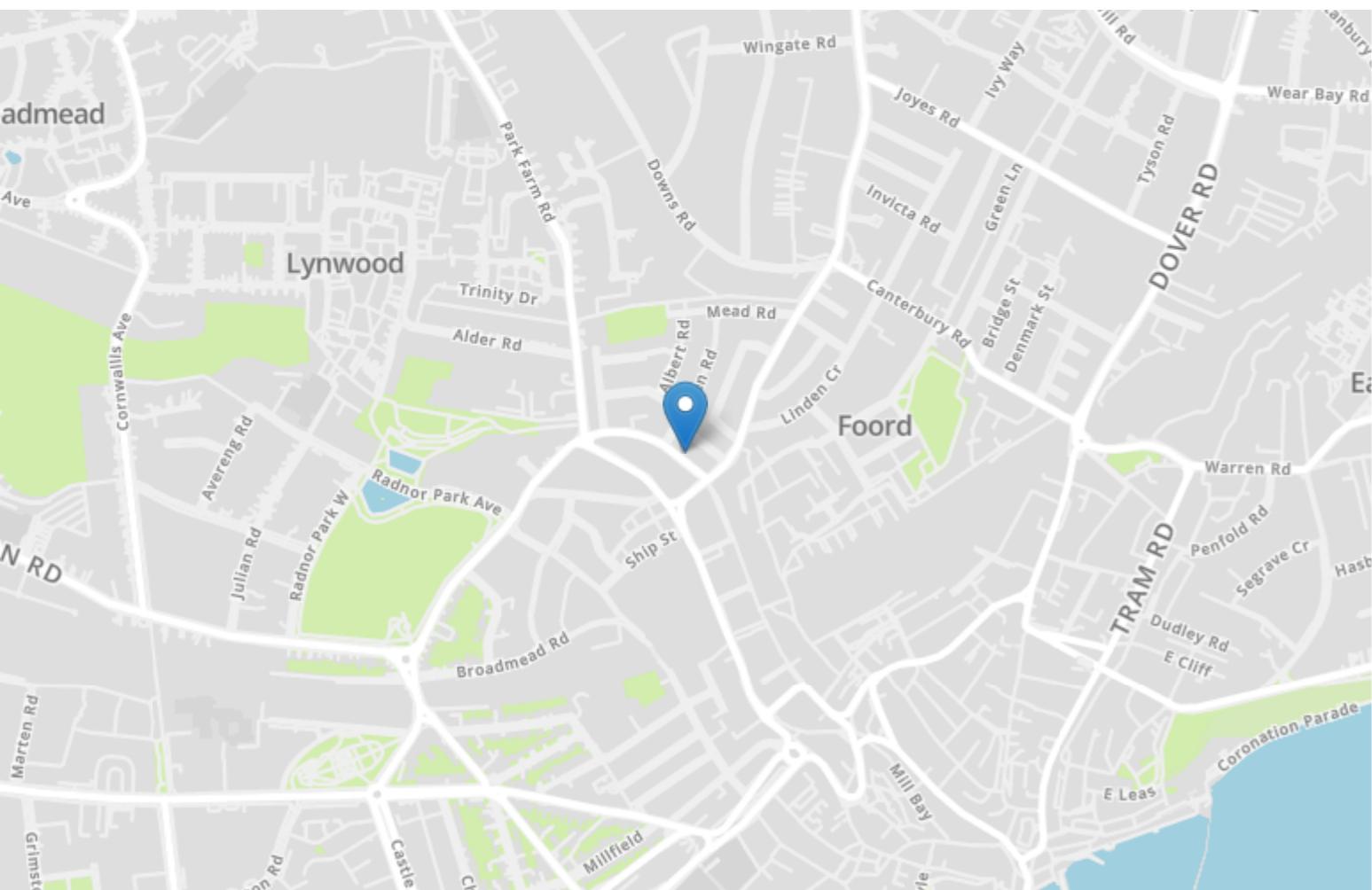
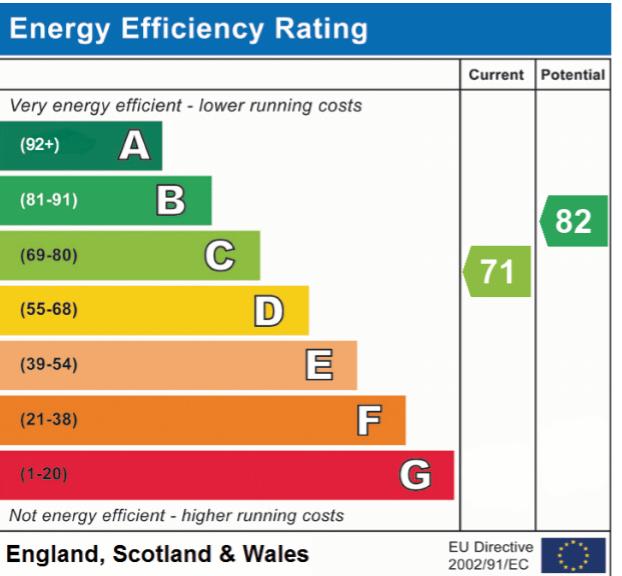


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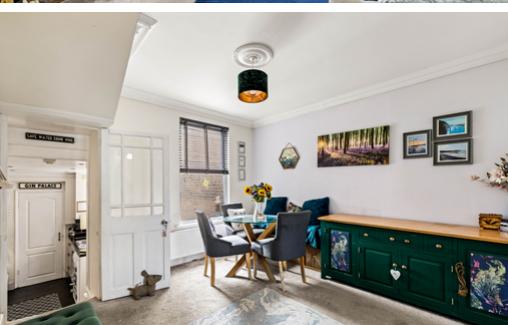


25 Pavilion Road

Folkestone
CT19 5RW

£220,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Nestled in a desirable residential enclave just a short stroll from Folkestone Central Train Station, this elegant two-bedroom mid-terrace home blends classic Victorian charm with contemporary comfort. The ground floor boasts a bright and welcoming lounge, ideal for relaxing or entertaining, which flows seamlessly into a dedicated formal dining room – perfect for hosting family meals or dinner parties. The well-appointed kitchen is thoughtfully laid out, offering direct access to the expansive private rear garden – a rare find in this area. Upstairs, two generously sized double bedrooms provide peaceful retreats, with plenty of space for wardrobes and furnishings. A clean and functional family bathroom completes the first-floor layout. This delightful home is perfectly positioned for commuters and lifestyle seekers alike, with Folkestone's vibrant town centre, seafront, and high-speed rail links to London all within easy reach. Local schools, parks, and boutique shops add to the appeal of this well-connected location. Whether you're a first-time buyer, downsizer, or investor, Pavilion Road offers the perfect blend of location, charm, and outdoor space – a true gem in the heart of Folkestone.



Entrance Hall

Lounge

11' 10" x 10' 7" (3.61m x 3.23m)

Dining Room

12' 0" x 11' 5" (3.66m x 3.48m)

Kitchen

11' 10" x 7' 3" (3.61m x 2.21m)

First Floor Landing

Bedroom One

14' 2" x 12' 0" (4.32m x 3.66m)

Bedroom Two

12' 0" x 8' 11" (3.66m x 2.72m)

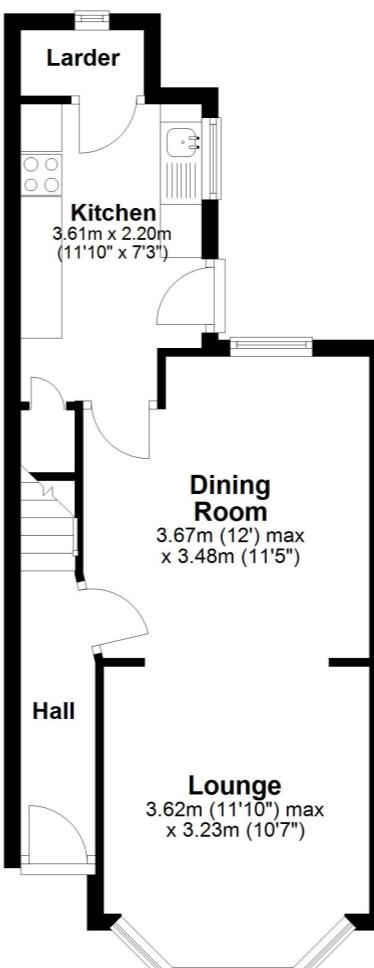
Bathroom

10' 1" x 7' 0" (3.07m x 2.13m)

Rear Garden

Ground Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.5 sq. feet)

