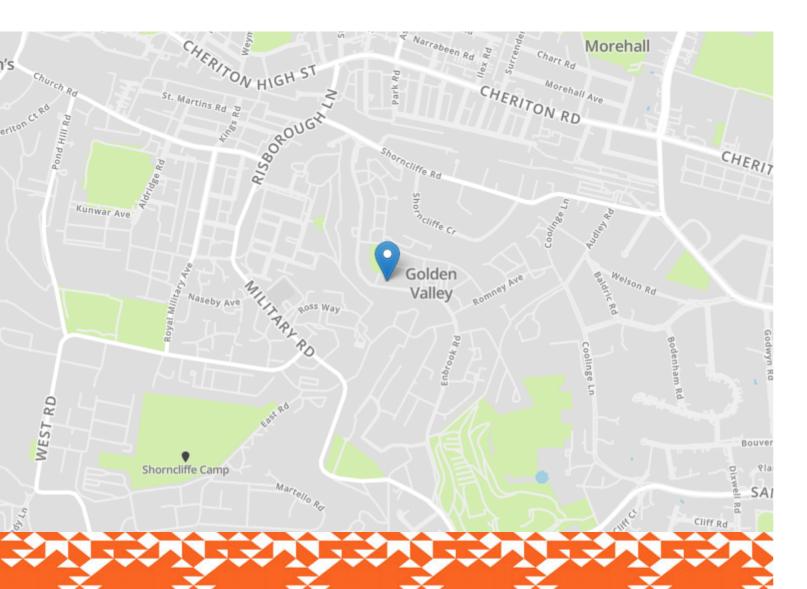


Burnap + Abel 4 Sandgate Road Folkestone Kent CT20 2BZ **Email** folkestone@burnapandabel.co.uk

Phone 01303 258590

www.burnapandabel.co.uk





Burnap + Abel
4 Sandgate Road
Folkestone

Kent CT20 2BZ Email folkestone@burnapandabel.co.uk

Phone 01303 258590

www.burnapandabel.co.uk



# 168 Enbrook Valley

Folkestone CT20 3NA

# £350,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Nestled in the highly sought-after Enbrook Valley, this beautifully appointed three-bedroom, three-storey residence offers an exceptional lifestyle opportunity just moments from Sandgate Beach, within easy walking distance of Folkestone West Train Station (with high-speed links to London), and positioned within the desirable Sandgate Primary School catchment area. Thoughtfully designed and finished with a sense of modern refinement, the property delivers generous living spaces, flexible accommodation and a superb blend of comfort and convenience. Arranged over three impressive floors, the home features a welcoming entrance level with a stylish WC and a professionally converted garage, now an elegant and practical home office—perfect for remote working or a private workspace. The remaining section of the original garage provides excellent additional storage, while the off-road parking to the front ensures everyday ease. The first floor forms the heart of the home, offering a bright and contemporary kitchen/dining room ideal for family meals and entertaining, complemented by a beautifully proportioned lounge that creates a relaxing and inviting living environment. The upper floor showcases three well-designed bedrooms, including a luxurious principal suite complete with a modern en-suite show





www.burnapandabel.co.uk



relaxing or enjoying the coastal air. With its superb position near the sea, excellent transport links, reputable schooling and refined internal layout, this exceptional home represents a rare opportunity to enjoy luxury living in one of Sandgate's most desirable settings.

#### **Entrance Hall**

#### Study

13' 5" x 8' 6" (4.09m x 2.59m)

W.C

#### First Floor Landing

#### Lounge

17' 5" x 14' 8" (5.31m x 4.47m)

## Kitchen/Dining Room

14' 7" x 9' 7" (4.45m x 2.92m)

#### Second Floor Landing

#### **Bedroom One**

14' 7" x 9' 7" (4.45m x 2.92m)

#### **En-Suite**

#### **Bedroom Two**

13' 8" x 7' 8" (4.17m x 2.34m)

#### **Bedroom Three**

10' 3" x 6' 8" (3.12m x 2.03m)

#### **Family Bathroom**

6' 11" x 5' 6" (2.11m x 1.68m)

#### Rear Garden

Off Road Parking

**Garage Storage** 

### First Floor

**Ground Floor** Approx. 31.0 sq. metres (333.7 sq. feet)

**Study** 4.08m x 2.58m (13'5" x 8'6")

Store

Entrance

Approx. 46.9 sq. metres (504.7 sq. feet)

