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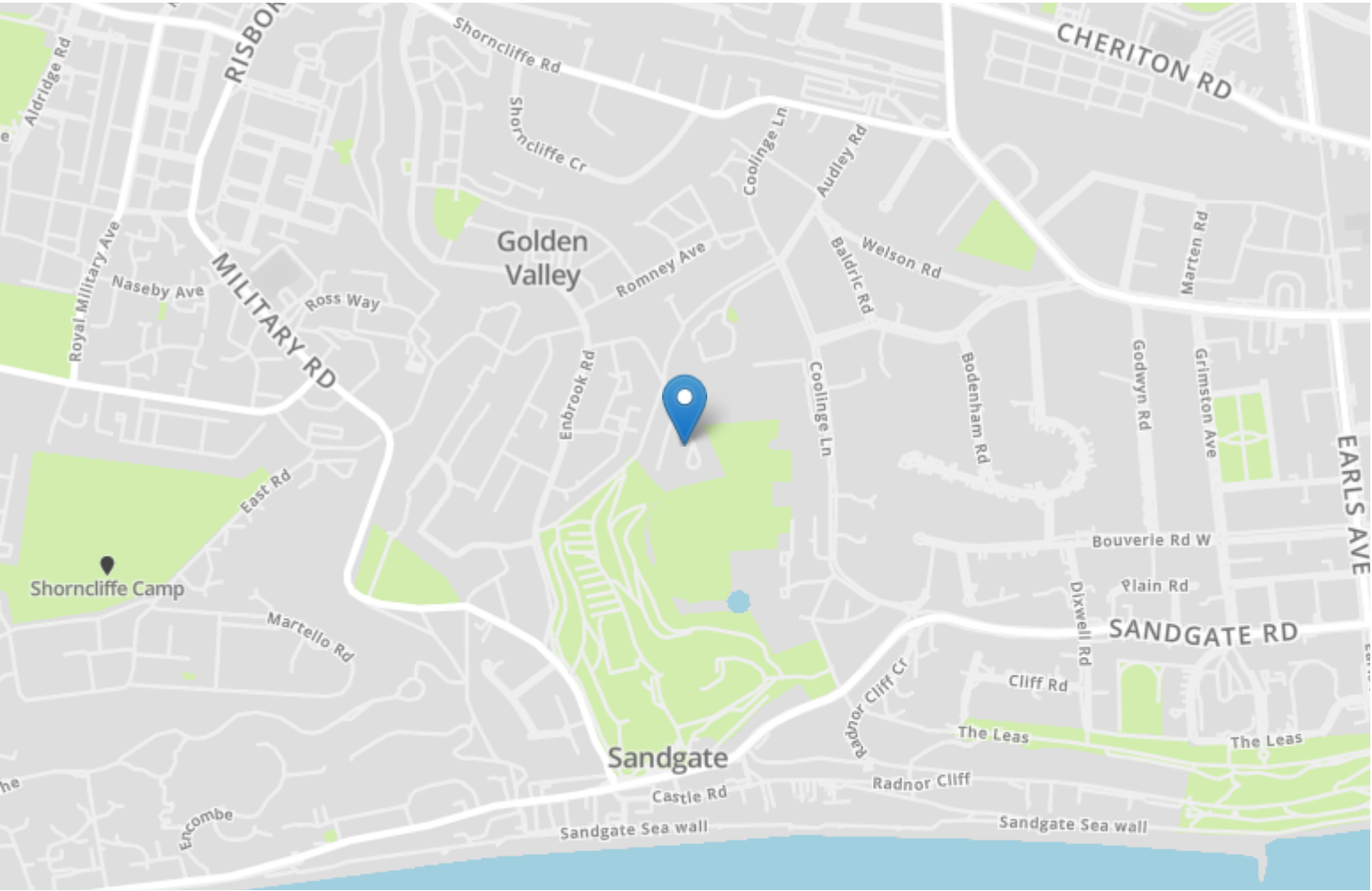
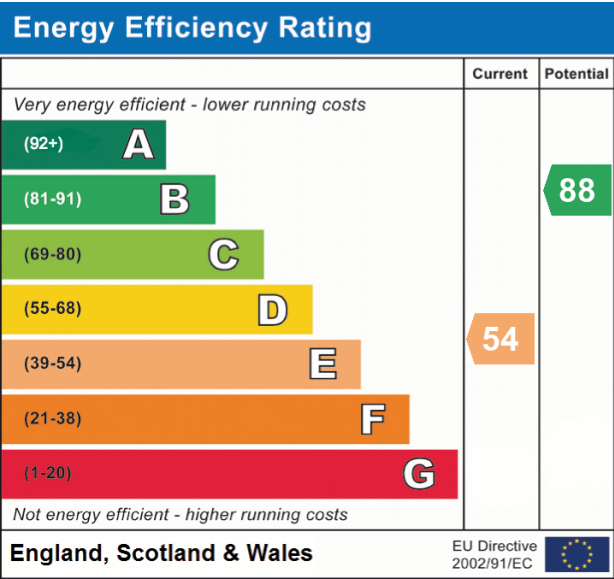


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45 Southernwood Rise

Folkestone
CT20 3NW

£400,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Situated in an exclusive and peaceful cul-de-sac within walking distance of the picturesque Sandgate Beach and Folkestone West Station, this beautifully renovated two-bedroom detached bungalow offers a rare blend of stylish modern living and coastal charm. This exceptional home has been thoughtfully updated throughout and features an extended entrance porch, providing a warm and elegant welcome. Inside, the property boasts a spacious open-plan lounge and dining area—perfect for relaxing or entertaining—flowing effortlessly into a well-appointed kitchen designed with both practicality and style in mind. The accommodation includes two generously sized bedrooms, each finished to a high standard, and a contemporary shower room featuring quality fixtures and sleek tiling. Externally, the property continues to impress with a private rear garden offering a tranquil outdoor retreat, ideal for al fresco dining or quiet reflection. A garage and private driveway provide ample off-road parking. Set in the highly sought-after Sandgate area, this home offers the best of coastal living—just moments from the beach, boutique shops, charming cafés, and convenient transport links via Folkestone West Station (with high-speed services to London).



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Porch

Entrance Hall

Lounge/Dining Room

19' 3" x 12' 6" (5.87m x 3.81m)

Kitchen

10' 11" x 8' 7" (3.33m x 2.62m)

Bedroom One

14' 8" x 11' 0" (4.47m x 3.35m)

Shower Room

7' 1" x 5' 3" (2.16m x 1.60m)

Bedroom Two

10' 1" x 7' 6" (3.07m x 2.29m)

Garage

23' 2" x 9' 9" (7.06m x 2.97m)

Off Road Parking

Rear Garden

