



## 296 Dover Road

Folkestone  
CT19 6NZ

**£450,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... A fantastic opportunity to purchase this well-presented three-bedroom semi-detached home located on the ever-popular Dover Road in Folkestone. This spacious property enjoys sea views to the rear, generous living accommodation, a large rear garden, and a versatile external garden room ideal for use as a home office, bar, or gym. Set back from the road, this charming semi-detached house offers spacious and flexible living across two floors. The ground floor features a bright lounge, a separate dining room, a well-appointed kitchen, and a useful utility room. Upstairs, there are three well-proportioned bedrooms, all served by a modern family bathroom. The rear-facing rooms benefit from elevated views across the garden and out towards the sea. Outside, the property really comes into its own. The large rear garden offers excellent space for families and outdoor entertaining. At the end of the garden sits a substantial detached garden room, fully powered and insulated — perfect for use as a home office, personal gym, or bar/entertainment space. To the front, there's a private driveway providing off-road parking, as well as a garage for secure storage or additional vehicle space.





Entrance Hall

Lounge

14' 5" x 13' 5" (4.39m x 4.09m)

Dining Room

11' 11" x 11' 7" (3.63m x 3.53m)

Kitchen

8' 9" x 8' 3" (2.67m x 2.51m)

Utility Room

First Floor Landing

Bedroom One

14' 11" x 11' 5" (4.55m x 3.48m)

Bedroom Two

11' 11" x 11' 7" (3.63m x 3.53m)

Bedroom Three

8' 9" x 8' 1" (2.67m x 2.46m)

Bathroom

8' 10" x 6' 1" (2.69m x 1.85m)

Garage

15' 11" x 8' 10" (4.85m x 2.69m)

Off Road Parking

Bar/Study/Gym

17' 6" x 13' 6" (5.33m x 4.11m)

