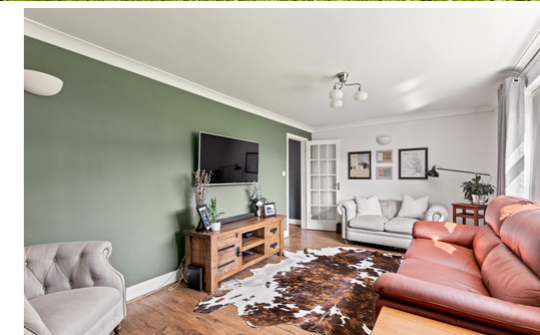


## 28 Hollands Avenue

Folkestone  
CT19 6PN

**£315,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to your our seaside retreat situated on the popular East Cliff of Folkestone! This charming 3 bedroom terraced house offers distant sea views, perfect for watching the sunset from the comfort of your own home. The spacious kitchen/dining room is ideal for entertaining guests or for feeding a growing family. Downstairs, you'll find a convenient utility room and cloakroom for added convenience. Imagine waking up each morning to the sound of seagulls and smell of salty sea air - this could be your reality in this beautiful Folkestone home. Don't miss out on this unique opportunity to own a piece of coastal property! Call sole agent Burnap + Abel now to schedule your viewing.





**Entrance Hall**

**Lounge**

17' 7" x 10' 8" (5.36m x 3.25m)

**Kitchen/Dining Room**

17' 7" x 9' 11" (5.36m x 3.02m)

**Utility Room**

6' 10" x 6' 6" (2.08m x 1.98m)

**W.C**

**First Floor Landing**

**Bedroom One**

13' 7" x 12' 0" (4.14m x 3.66m)

**Bedroom Two**

13' 7" x 8' 8" (4.14m x 2.64m)

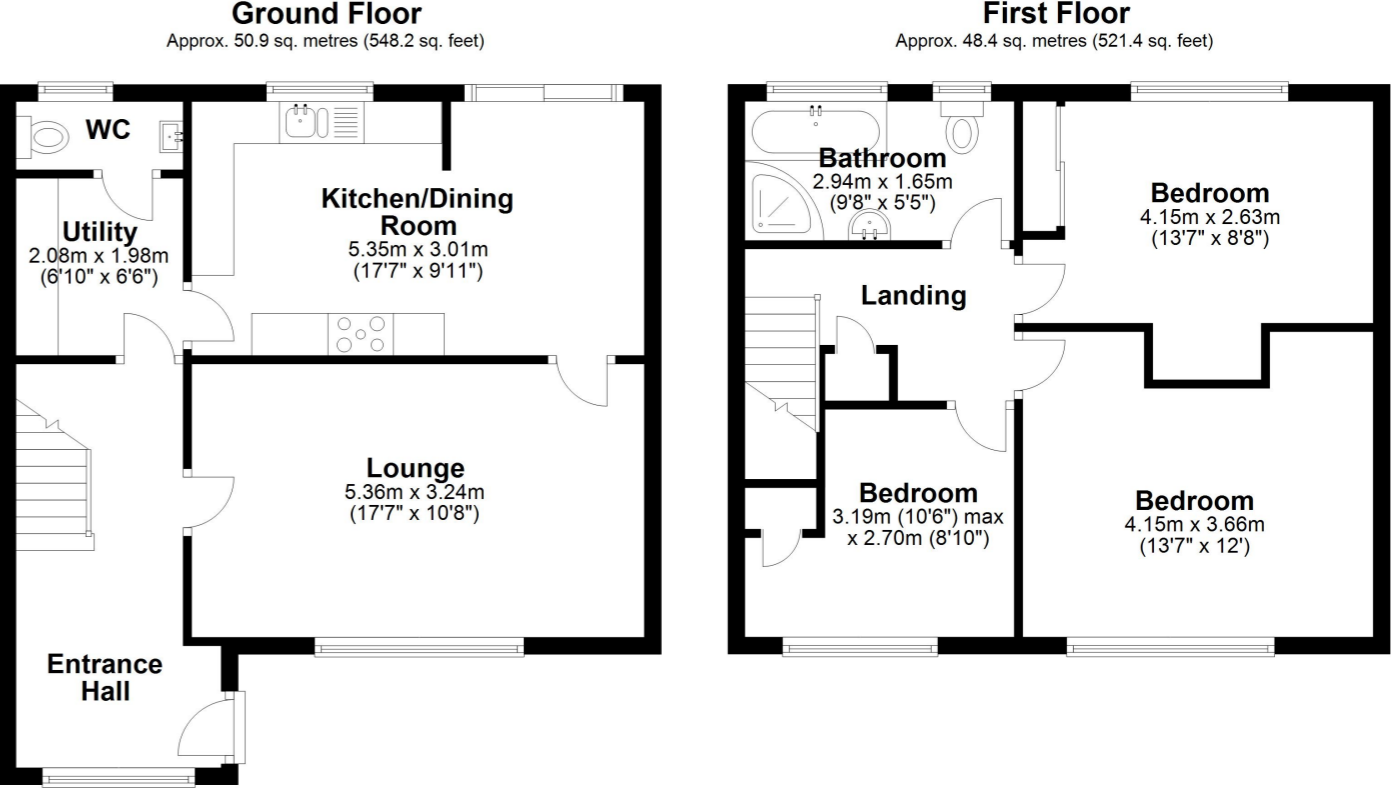
**Bedroom Three**

10' 6" x 8' 10" (3.20m x 2.69m)

**Bathroom**

9' 8" x 5' 5" (2.95m x 1.65m)

**Rear Garden**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

