

## **Pearl House 35 Earls Avenue**

Folkestone

CT20 2HD

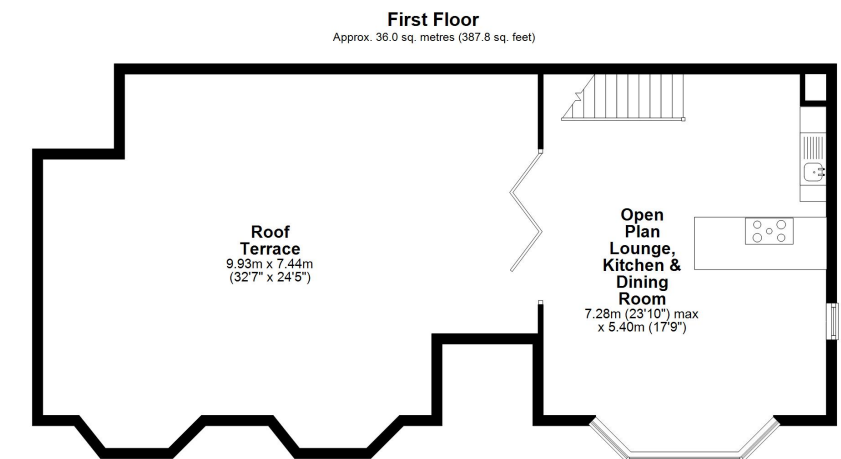
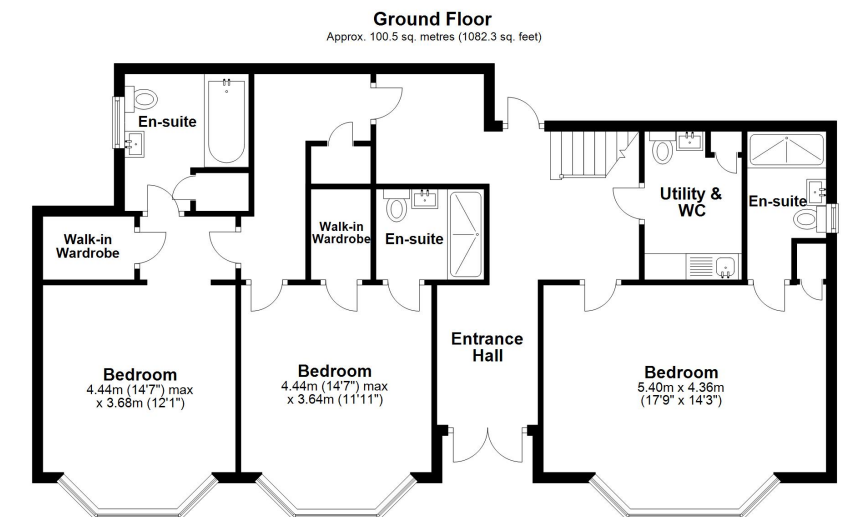
**£675,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this period style new build home situated in the sought after location of Earls Avenue, in Folkestone's West End. The property has been expertly finished by local development firm Browns Construction. The spacious accommodation comprises an open plan lounge/kitchen/diner with bi-folding doors leading a large roof terrace, utility room with W.C, three double bedrooms with built in wardrobes/walk in wardrobes and all with en-suite bathrooms. The property also benefits from electric gated off road parking and is being sold chain free. For your chance to view call sole agent Burnap + Abel now on 01303 258590.





**Entrance Hall**  
**Bedroom One**  
 17' 9" x 14' 3" (5.41m x 4.34m)  
**En-Suite**  
**Utility & W.C**  
**Bedroom Two**  
 14' 7" x 11' 11" (4.45m x 3.63m)  
**Walk-In wardrobe**  
**En-Suite**  
**Bedroom Three**  
 14' 7" x 12' 1" (4.45m x 3.68m)  
**Walk-In Wardrobe**  
**En-Suite**  
**Open Plan Lounge/Kitchen & Dining Room**  
 23' 10" x 17' 9" (7.26m x 5.41m)  
**Gated Off Road Parking**  
**Roof Terraced**  
 32' 7" x 24' 5" (9.93m x 7.44m)  
**Front 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.

