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Earls Avenue, Folkestone

Asking Price £450,000

Set within an impressive period building, this substantial red-brick residence showcases striking Edwardian architecture with elegant gables, tall chimneys and decorative stone detailing. A grand sense of space is immediately apparent, with high ceilings, decorative cornicing, and large bay windows creating elegant, airy accommodation.

The formal dining room is a standout feature, offering a refined setting with tall windows, original detailing, and ample space for a large dining table and is ideal for entertaining. Living accommodation continues the theme of generous scale, with a spacious sitting room centred around a traditional fireplace and framed by expansive bay windows overlooking the garden.
The principal bedroom is exceptionally large, featuring a striking beamed ceiling, tall windows, and characterful stained-glass details. There is plenty of room for both sleeping and seating areas, making it a relaxing retreat with a strong sense of heritage and charm.

This generously proportioned bedrooms showcase the elegant proportions typical of the period, featuring impressive ceiling height, ornate cornicing and large sash windows that flood the space with natural light. The interconnecting doors allow for flexible use and comfortably accommodating both living and sleeping or study areas.

Built-in shelving along one wall creates an ideal library or study space, offering extensive storage while enhancing the room's character. Original panelled doors and deep skirting boards further reflect the property's heritage, while the warm carpeting adds comfort and a sense of cohesion throughout.

Throughout the property, original features such as leaded windows, woodwork, and period fireplaces are complemented by a well-kept, traditional presentation. The overall layout offers flexibility for family living while retaining the elegance and character expected of a home of this calibre.

The property benefits from a beautifully maintained private garden, laid mainly to lawn and bordered by shrubs and hedging, creating a peaceful and private green outlook. The garden provides an attractive setting for relaxation and adds to the sense of space and tranquillity rarely found so close to town. The property enjoys a commanding presence, approached via a gravel driveway with off-street parking and framed by mature trees and established planting.

Overall, this is a handsome and characterful property combining architectural presence, generous outdoor space and convenient parking, ideal for those seeking period charm in a leafy residential setting.

The vendors informs us the central heating boiler doesn't work.



- NO ONWARD CHAIN
- STRIKING GROUND FLOOR APARTMENT
- HIGHLY DESIRABLE LOCATION
- WALKING DISTANCE TO THE LEAS AND STATION
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- HIGH CELINGS, FIREPLACE AND STAINED GLASS WINDOWS
- BATHROOM AND SHOWER ROOM
- PRIVATE GARDEN & ALLOCATED PARKING
- KITCHEN AND UTILITY ROOM







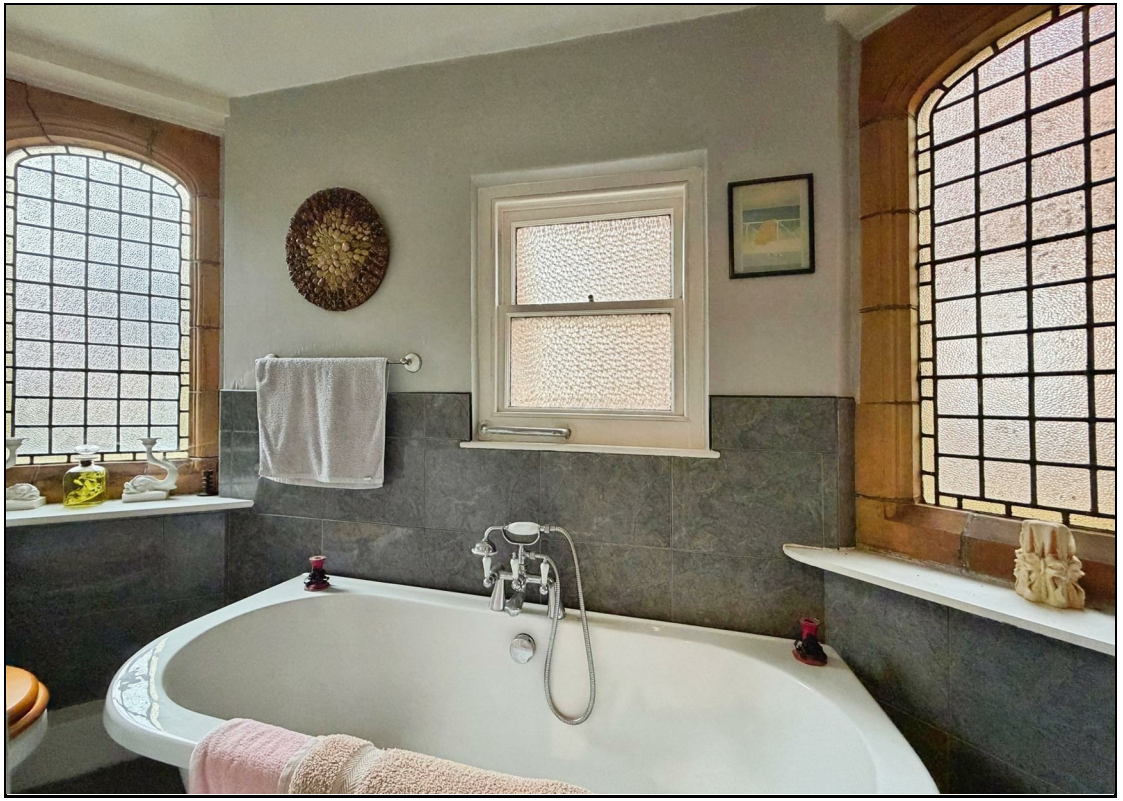








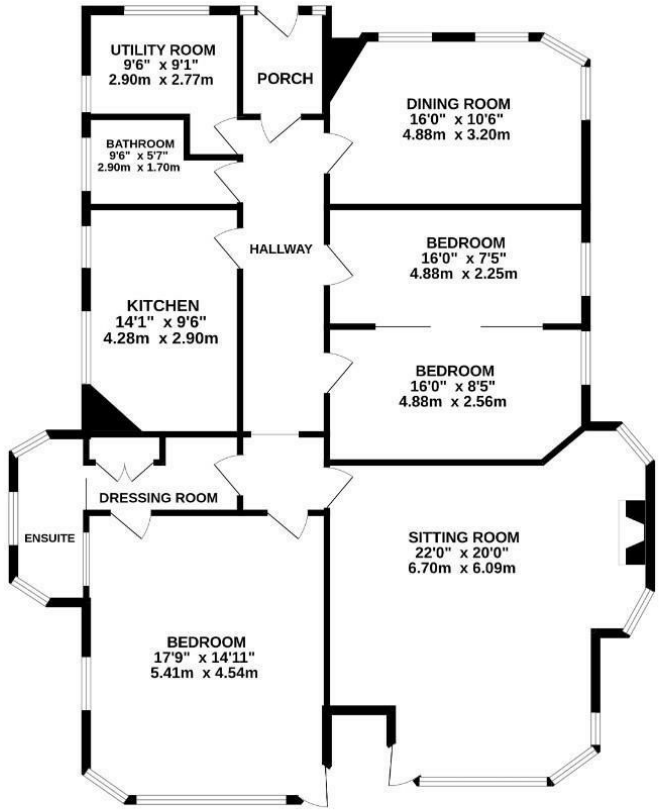




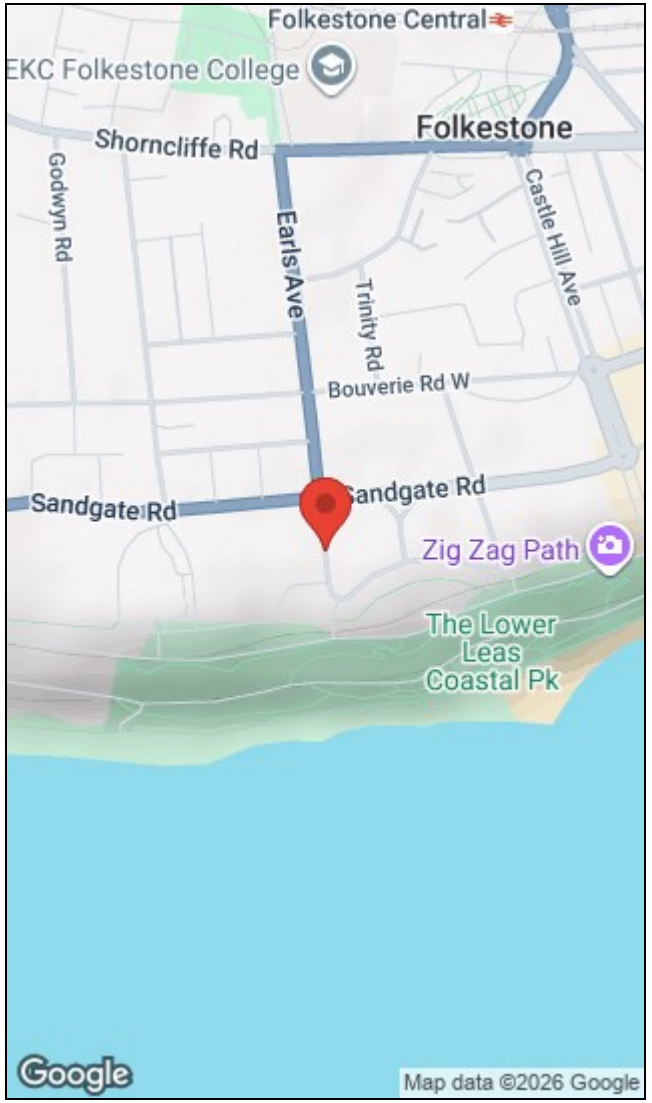

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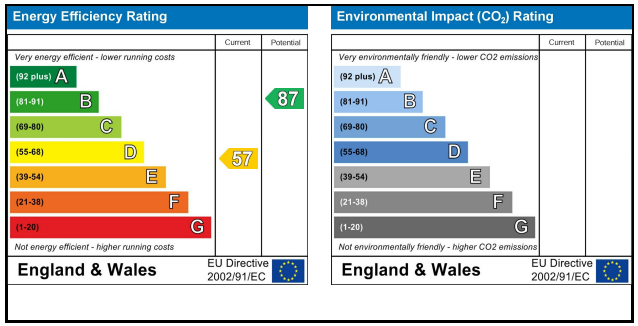


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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