







Earls Avenue, , Folkestone, Kent, CT20 2HW

- Distinctive & Admired Period Building
- Bay Fronted Sitting Room
- 3 Bedrooms
- Kitchen With Integrated Appliances
- Tree Lined Avenue
- Approached Via A Gravel Driveway
- Separate Dining Room
- Bathroom And Separate Cloakroom
- Moments From The Leas Promenade
- Distant Sea Views

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DESCRIPTION

A substantial first floor flat forming part of an imposing and much admired Edwardian building just a moments stroll from the famous Leas Promenade. Noted for its architectural details this distinctive property is set back from the road and is adjacent to the lawned grounds of Terlingham Gardens at the rear.
Offering flexible accommodation to include a generous bay fronted sitting room with period fireplace, to the rear, separate dining room, 3 bedrooms, double aspect fitted kitchen to include oven, microwave oven, fridge, freezer and integrated slimline dishwasher, a family bathroom and a separate cloakroom. There is a useful utility cupboard with plumbing for a washing machine. A gas heating system is installed and many of the rooms have original cornicing to the ceilings.
Earls Avenue is a well respected tree lined avenue that ultimately leads to the The Leas promenade which is a mile long stretch that is steeped in history and was formerly owned by Lord Radnor. It offers a beautiful place to sit and relax. The Leas is also famous for the Grade II Listed water balanced funicular railway, presently undergoing restoration.





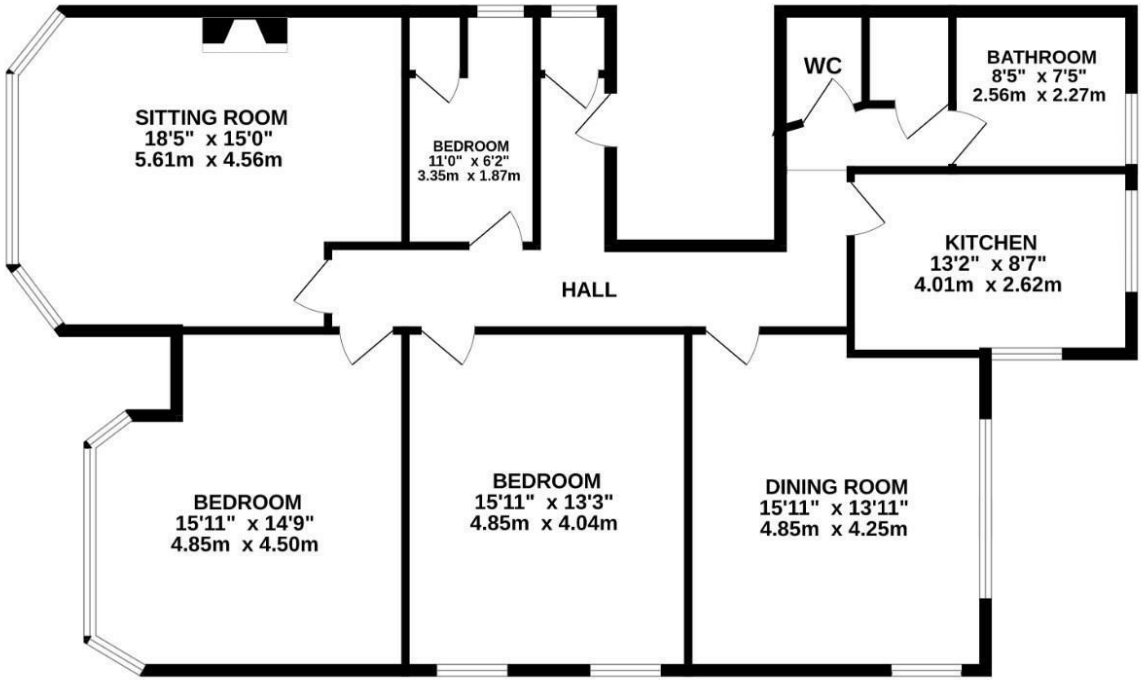












TOTAL FLOOR AREA : 1346 sq.ft. (125.0 sq.m.) approx.

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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Viewings

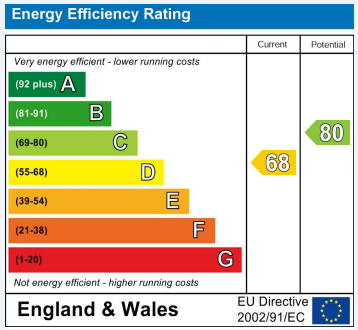
Please contact folkestone@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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