



**Flat 3, 3 Grimston Avenue, Folkestone - CT20 2QE**

Guide Price **£385,000**

Approximate Gross Internal Area (Including Low Ceiling) = 149 sq m / 1600 sq ft

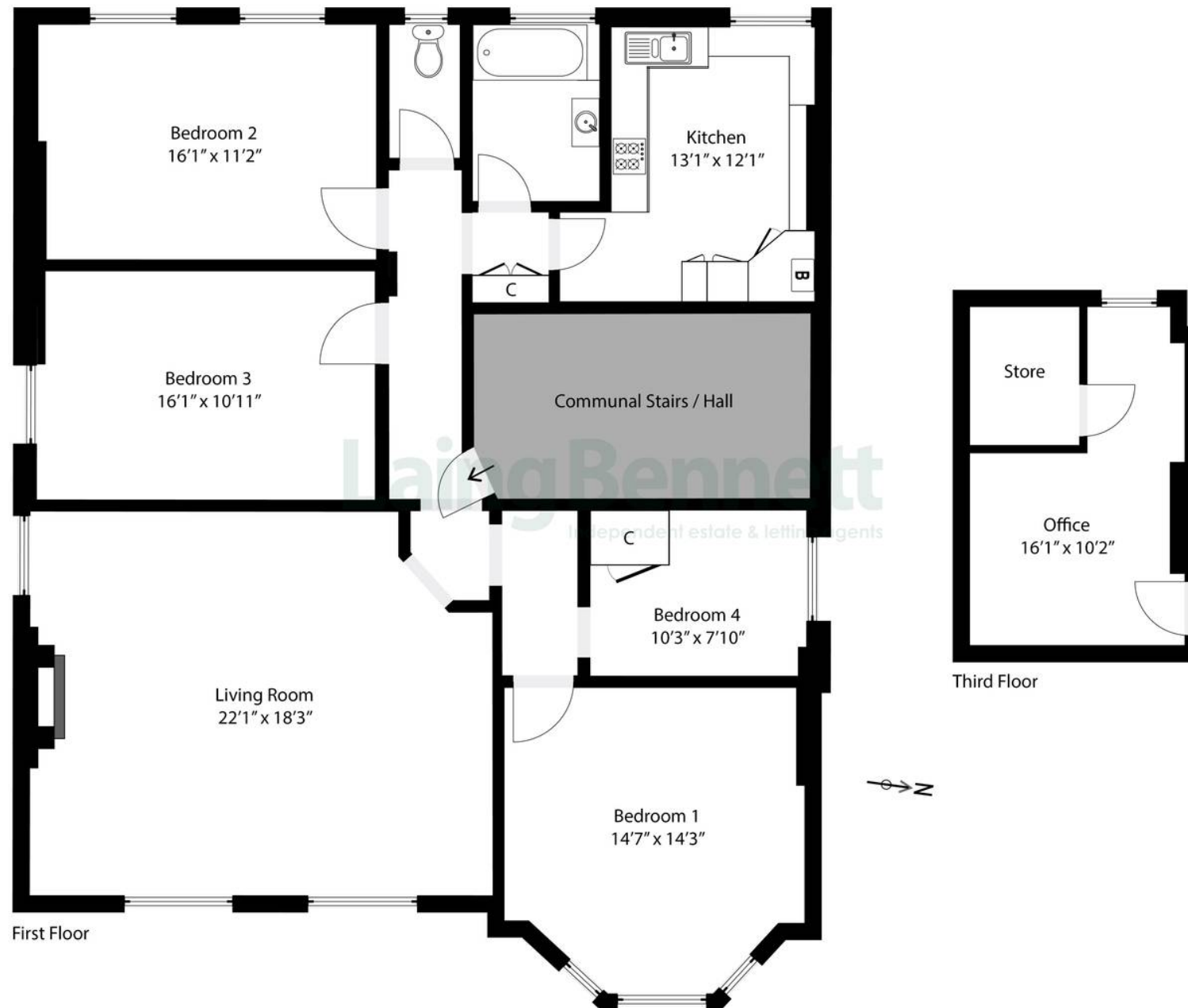


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Not to scale. Outbuildings are not shown in actual location.  
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## Flat 3

### 3 Grimston Avenue, Folkestone

This charming four-bedroom property on the sought-after Grimston Avenue offers a blend of contemporary comforts and Victorian character. The spacious layout includes a generous lounge/diner that features an exposed brick wall and fireplace, showcasing the property's historic charm. With high Victorian skirting boards, picture rails, coving, and double-aspect sash windows, the living area is both inviting and filled with natural light. The separate kitchen is well-appointed with stylish green units and solid oak worktops, creating a warm and functional cooking space. It comes equipped with integrated appliances, ensuring all your culinary needs are met. The breakfast bar and window seat add a delightful touch, while the parquet flooring enhances the room's appeal. The property features four bedrooms, including three spacious doubles and a smaller double. Each bedroom boasts tall sash windows and carpeted flooring, with the main bedroom showcasing a striking bay window, and an iron radiator that adds to its Victorian allure. The grand bathroom is designed for relaxation, featuring a stylish bath with a parquet wood effect side panel and a chrome overhead shower, along with a ceramic bowl basin on a freestanding vanity unit. The gorgeous blue tiling and Victorian-style heated towel rail create a luxurious atmosphere, complemented by a separate WC for convenience. A wonderful bonus to this home is the a separate store room equipped with power offers the perfect opportunity for an office, hobby or games room. The property further benefits from residents parking area and garage en bloc to the rear of the property.

## Laing Bennett

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