

Property details approval form

111 Hollands Avenue, Folkestone, Kent, England, CT19 6PP

Date: 04 June 2026

Property Ref and Version: PFM406842 - 0001

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£315,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > 3 BEDROOM END OF TERRACE
- > MODERN KITCHEN
- > LOUNGE/DINER
- > SOLAR PANELS
- > LOW MAINTENCE GARDEN
- > GREAT LOCATION

○ Short Description

Situated in a highly sought-after location, this well-presented three-bedroom end of terrace home offers generous living space, modern finishes, and flexible accommodation ideal for growing families

○ Long Description

Situated in a highly sought-after location close to The Warren, this well-presented three-bedroom end of terrace home offers generous living space, modern finishes, and flexible accommodation ideal for growing families.

The property benefits from a spacious and contemporary kitchen, providing ample storage and worktop space, perfect for both everyday living and entertaining. The ground floor accommodation flows well and offers a comfortable living environment throughout.

Upstairs, the home features three bedrooms, with the third bedroom providing access to a cleverly converted loft space.

Externally, as an end of terrace, the property enjoys a little extra privacy and side access, with potential for further enhancement (subject to necessary permissions).

Ideally located, Hollands Avenue is within easy reach of The Warren – one of Folkestone's most desirable coastal areas, known for its cliff-top walks, beaches, and natural beauty. Excellent transport links, local amenities, and schools are also close by, making this a convenient and attractive setting.

○ Directions

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○ Agents Note

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○ Room Description

Porch

Hallway

Lounge/Diner

Kitchen

First Floor

Bedroom 1

Bedroom 2

Bedroom 3

Shower Room

W/C

Loft Space

Outside

Rear Garden

Agents Note

'Building Regulation Certification has not been obtained for the loft conversion undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.'

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○ Room Description

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○ Property Images



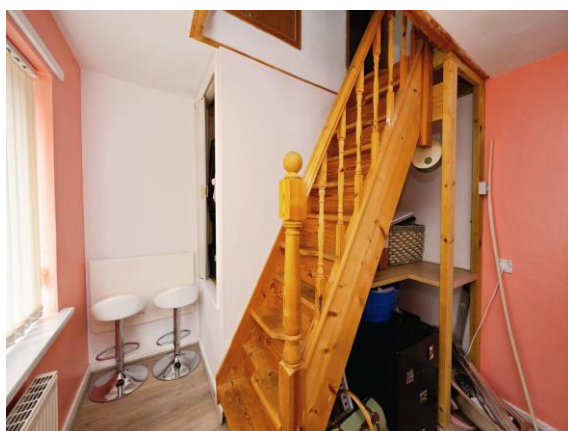
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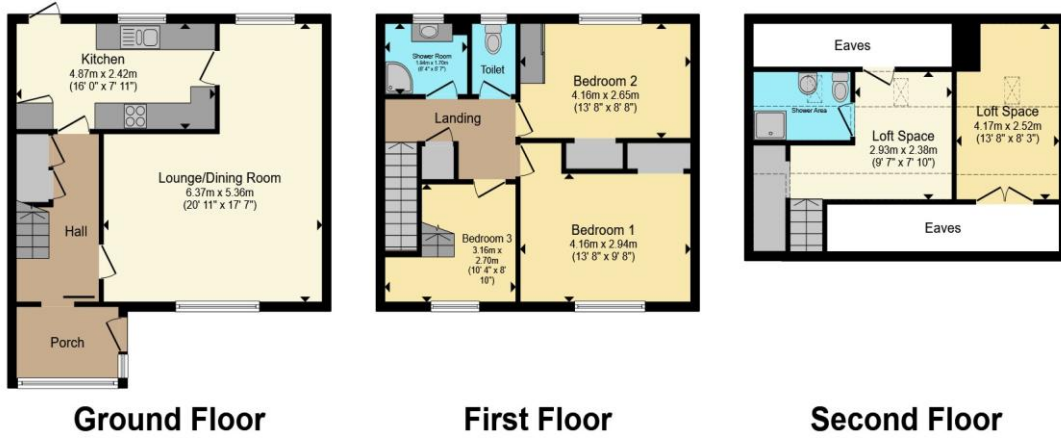
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○ Floor Plan



Total floor area 127.9 m² (1,377 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



○ Approval

Signature

Date

Josh Donald	Josh Donald	04/06/2026
Mr & Mrs Burgin		