







Discover the pinnacle of coastal living with this premium two bedroom apartment, where luxury and contemporary design blend seamlessly to create an exclusive residence. The apartment offers an open plan living space with two sets of floor-to-ceiling windows flood the living area with natural light and opens onto a stunning balcony, perfect for enjoying the sea and coastline. There is an individually designed kitchen by Lorien, featuring composite stone worktops and Bosch appliances. There is a utility room and a cloakroom/WC for guests. The primary bedroom suite offers a tranquil retreat with a dedicated dressing area and a spacious en suite. The second bedroom also features an en suite for the use of guests or family members. This apartment embodies the essence of modern coastal living, with every detail meticulously designed to provide a lifestyle of unparalleled luxury and convenience. The property boasts high-end specifications including underfloor heating, triple-glazed UV-protected windows and doors, a mechanical vent heat recovery system, and a video entry system for secure living. Allocated parking is available in the secure garage with ANPR access. Communal gardens. Direct beach access. Please contact our team for more information and to arrange a visit to Shoreline to view this and other finished apartments and beach houses. EPC RATING = B

Guide Price £850,000

Tenure Leasehold

Property Type Apartment

Receptions 1

Bedrooms 2

Bathrooms 2

Parking Allocated underground

Heating Gas

EPC Rating B

Council Tax Band F
Folkestone & Hythe



Situation

Shoreline Crescent is in a superb beachfront development set on the beach. Folkestone has undergone extensive regeneration and boasts a thriving collection of artist's studios and creative businesses, as well as a wide range of amenities such as shopping centre, supermarkets, independent shops, restaurants and leisure facilities. The Old High Street and 'the cultural heart' of Folkestone Creative Quarter are also nearby. There is a mainline railway station at Folkestone offering a High Speed service to St Pancras stations with an approx. journey time of 53 minutes. Channel Tunnel terminal is (Approx. 2.5 miles) The M20 connection to the motorway network is within close proximity.

The accommodation comprises
Shoreline entrance with lifts and stairs

Apartment entrance

Reception hall

Cloakroom/WC

Living space with sitting area, dining area and kitchen
26' 11" x 15' 10" (8.20m x 4.83m)

Sea view balcony
15' 1" x 6' 4" (4.60m x 1.93m)

Bedroom one
11' 11" x 10' 8" (3.63m x 3.25m)





Dressing area

8' 6" x 7' 5" (2.59m x 2.26m)

En suite

Bedroom two

17' 6" x 11' 7" (5.33m x 3.53m)

En suite two

Utility room

Outside

Allocated parking in the secure garage with electronic gates

with an ANPR system for swift and controlled access

Communal gardens to the rear

Lease information

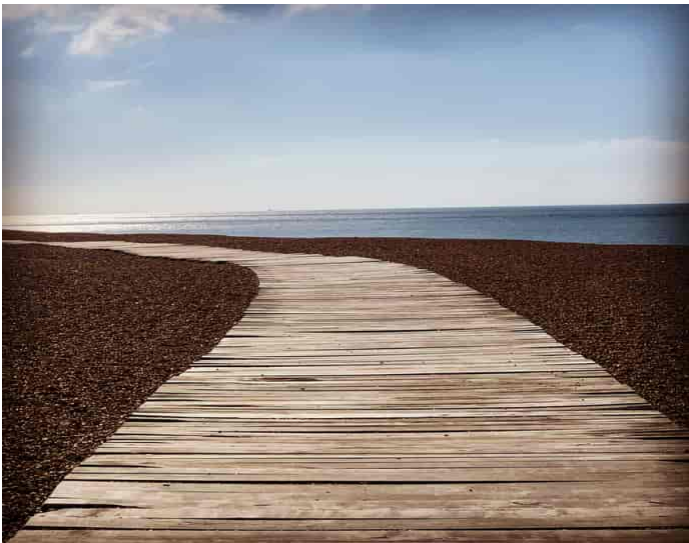
A 999-year lease from December 2022 and 10-year Build Zone warranty ensure long-term peace of mind.

Service charge

Please contact us for service charge information. No ground rent.

Agent note

The photographs used are a selection of the show apartments. There are also some CGI of the development.

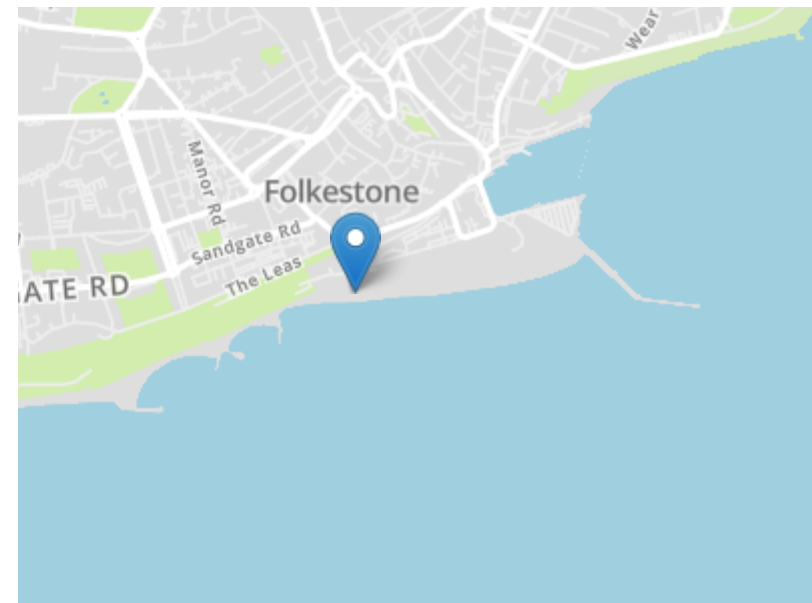




Hallway	15'4" x 9'2"	Bedroom 1	11'5" x 10'8"
Kitchen	12'2" x 9'1"	Bedroom 1 En-suite	9'0" x 5'2"
Living Room/ Dining	26'11" x 15'10"	Dressing Room	8'6" x 7'5"
Cloakroom	5'1" x 6'0"	Bedroom 2	17'6" x 11'7"
		Bedroom 2 En-suite	11'4" x 6'10"
		Balcony	15'7" x 6'4"

WM/DRY - Washing Machine / Dryer. WS - Wardrobes.

Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.



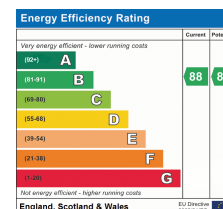
Need to book a viewing?

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