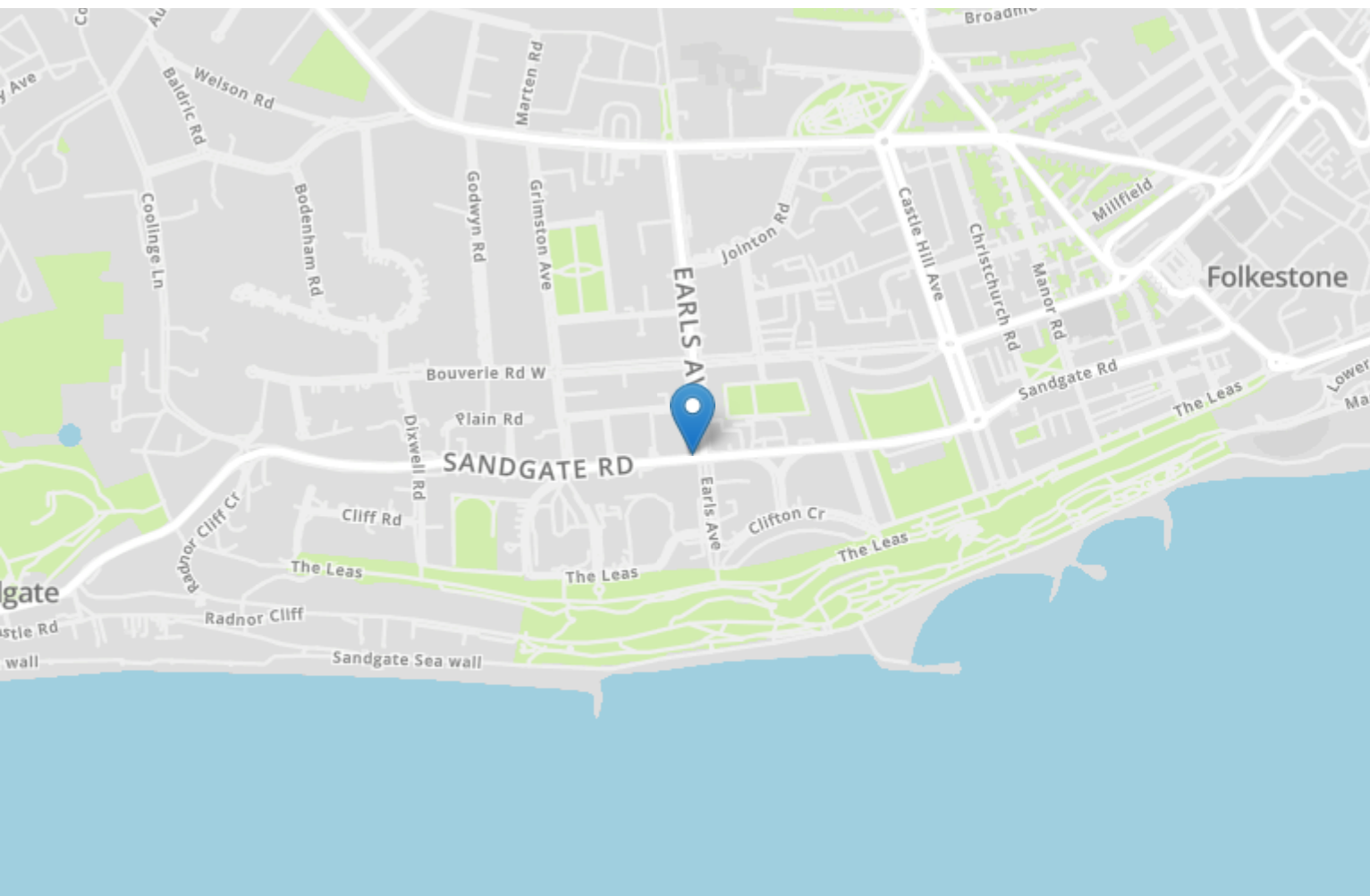




Westbourne Lodge Flat 6, 146 Sandgate Road

Folkestone
CT20 2HS

£200,000 LEASEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to your new home on Sandgate Road, where comfort meets convenience in this delightful 2-bedroom upper ground floor flat. Perfectly situated within walking distance of Folkestone Central Station and all the vibrant amenities that Folkestone town has to offer, this property is ideal for those seeking a blend of urban charm and coastal tranquillity. Step inside to discover a bright and airy lounge that invites relaxation, with ample natural light streaming through large windows—a perfect space for unwinding after a busy day or entertaining friends. The modern kitchen/diner is thoughtfully designed, featuring stylish cabinetry and generous countertop space; it's an inviting hub for culinary creations and shared meals. Two spacious bedrooms provide sanctuary from the hustle and bustle of everyday life. The master suite boasts its own en-suite shower room, offering privacy and convenience—a true retreat just for you. The second bedroom is versatile; whether it's guest accommodation, a home office, or a cozy reading nook, it adapts perfectly to your lifestyle. With no onward chain, you can move in without delay!



Entrance Hall

Lounge

15' 9" x 13' 9" (4.80m x 4.19m)

Kitchen/Dining Room

14' 4" x 8' 0" (4.37m x 2.44m)

Bedroom One

9' 9" x 9' 7" (2.97m x 2.92m)

En-Suite

Bedroom Two

12' 6" x 7' 8" (3.81m x 2.34m)

Bathroom

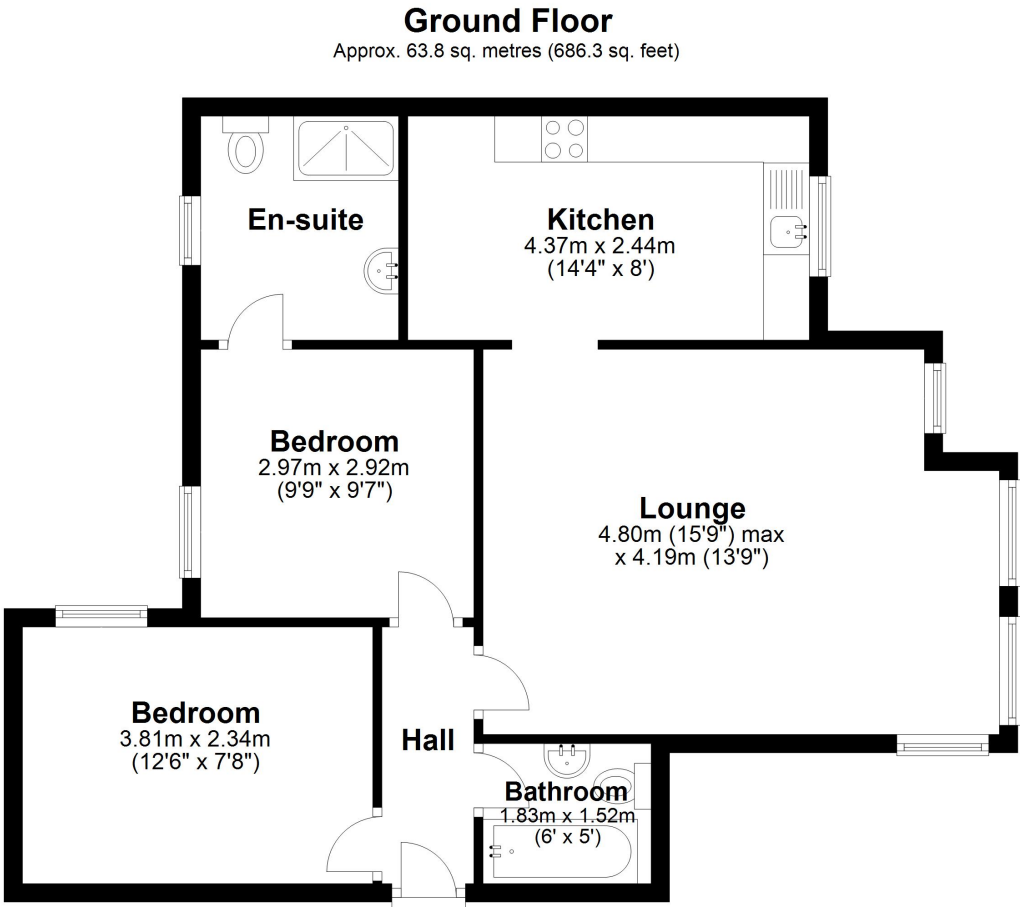
6' 0" x 5' 0" (1.83m x 1.52m)

LEASE + SERVICE CHARGE INFORMATION

91 year lease

service charges £2270 per year

ground rent £250



Total area: approx. 63.8 sq. metres (686.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

