







A simply beautiful single storey property situated in a gated development. This home is superbly presented and updated to the highest specification with quality fixtures and fittings throughout. Accommodation comprises: spacious entrance hall, fabulous sitting room/dining room with an impressive vaulted ceiling, high-quality kitchen, main bathroom, and two bedrooms with an en suite shower room to the main. Double glazing fitted throughout. Outside - Attractive easy to maintain private courtyard garden, communal gardens, bicycle store and bin shed. This property has allocated parking for two vehicles plus guest parking. 140 years Leasehold. EPC RATING = TBC

**Guide Price £365,000**

**Tenure** Leasehold

**Property Type** Apartment

**Receptions** 1

**Bedrooms** 2

**Bathrooms** 2

**Parking** Two allocated

**Heating** Gas

**EPC Rating** C

**Council Tax** Band C

Folkestone and Hythe District Council



## Situation

This property is approx. few minutes walk from Folkestone West. Sandgate primary school, Little Oaks nursery and Folkestone Girls Grammar School are all within a short walk. The beach is Approx. 15 minute walk down the hill to Sandgate.

## Location

The property is superbly located in the exclusive gated development 'Eversley Park' Sandgate boasts a popular village centre with a broad range of interesting, antique shops, boutiques, public houses, cafes, restaurants and village store. The bustling Cinque Port of Hythe is three miles to the West which offers amenities including; Waitrose, Sainsbury's and Aldi, a wide variety of independent shops and larger retailers, doctors surgeries and dentists, swimming pool and leisure facilities, sports grounds and clubs and public houses and restaurants. The Port town of Folkestone is approximately one mile to the East and is the home of 'The Creative Quarter' which 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. Folkestone benefits from the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors. There is a mainline railway station at Folkestone West (Easy walking distance) and Sandling Station' (Approx. 5.5 miles) with a direct connection to the High Speed service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Ashford International and Eurostar (Approx 14 miles) with services to Paris and Brussels. Channel Tunnel terminal is (Approx. 4 miles) The M20 connection to the motorway network is (Approx 3 miles)

## The accommodation comprises

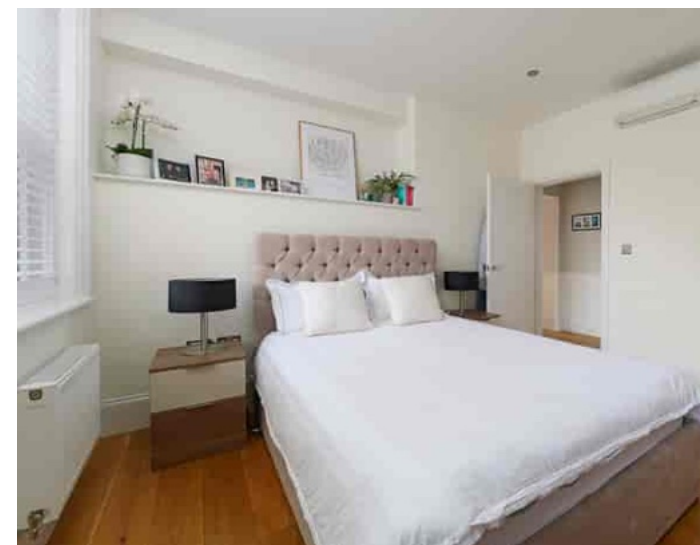
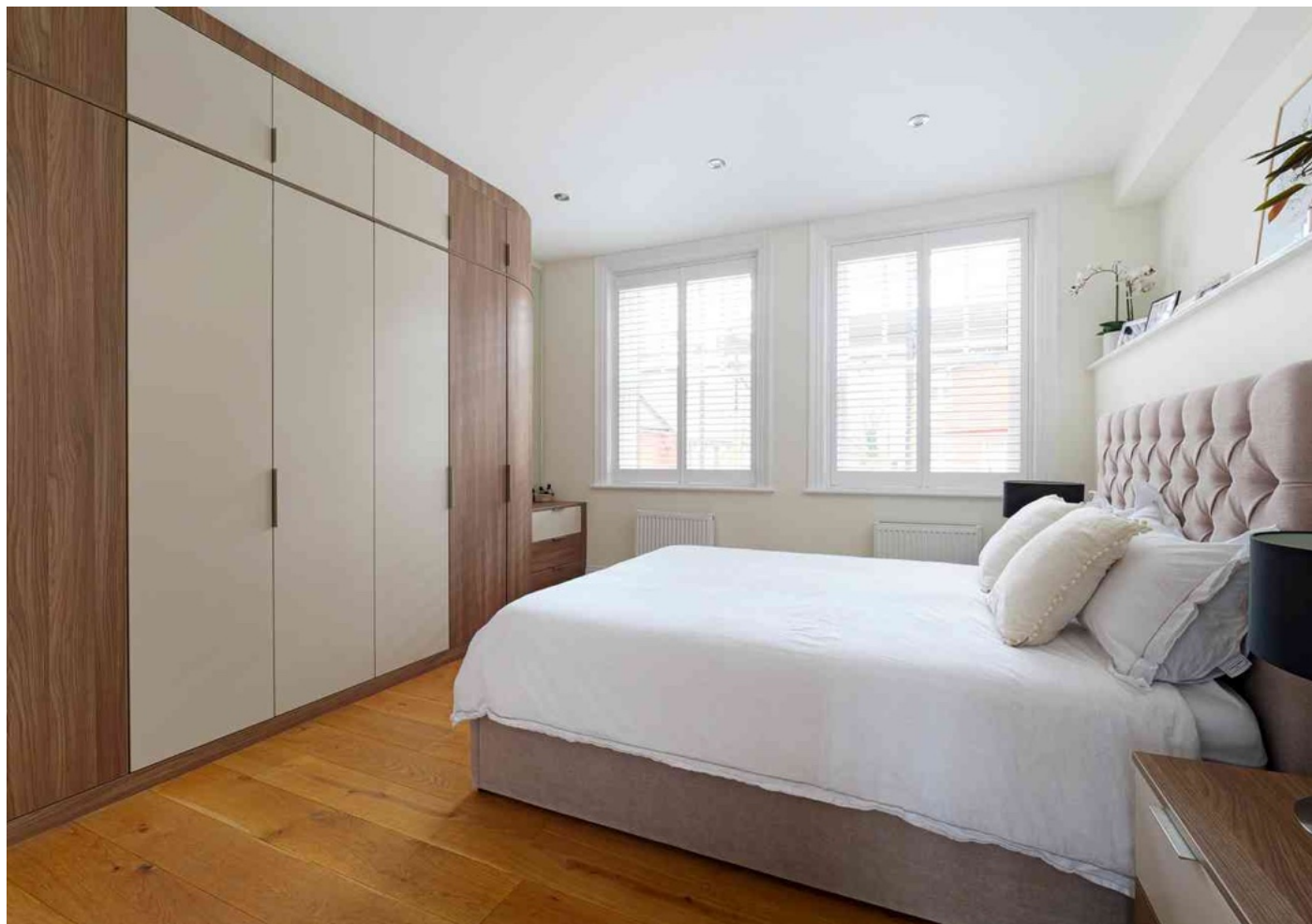
### Ground floor

#### Entrance hall

#### Open plan living space

#### Sitting/dining area

18' 7" x 15' 10" (5.66m x 4.83m)





### **Kitchen/breakfast area**

11' 8" x 10' 11" (3.56m x 3.33m)

### **Main bedroom**

12' 8" x 10' 6" (3.86m x 3.20m)

### **En suite shower room**

6' 6" x 3' 6" (1.98m x 1.07m)

### **Bedroom two**

12' 8" x 8' 3" (3.86m x 2.51m)

### **Main bathroom**

7' 6" x 6' 7" (2.29m x 2.01m)

### **Outside**

**Gated entrance and communal driveway**

**Allocated parking for two vehicles plus guest parking**

### **Garden**

The outside space is a particularly attractive feature of this property being laid to patio with a railing boundary and attractive hedging - Communal gardens - Bicycle shed - Bin shed

### **Lease information**

#### **Lease**

150 years from January 2014. Approx. 139 years remaining.

#### **Service charge**

£2,446 per annum

#### **Ground rent**

£250 paid every January. The ground rent doubles every 25 years.

#### **Agent notes**

Opening Velux windows in the living room - Underfloor heating in the main bathroom - Water softener - AC in the living room and main bedroom





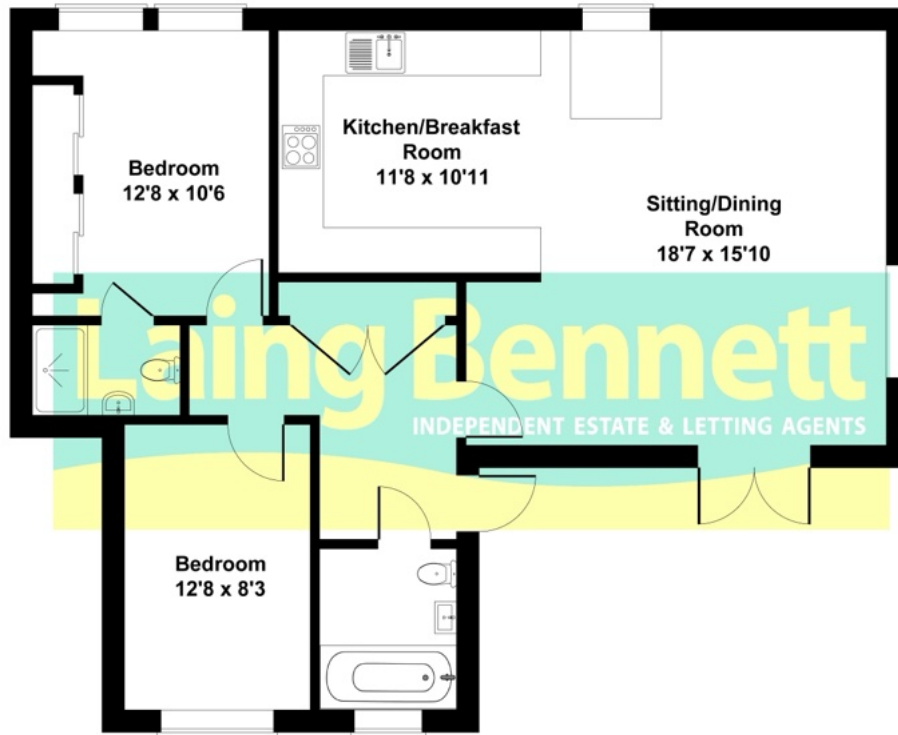


APPROACH WITH CAUTION  
AND WAIT FOR GATES TO OPEN

EVERSLEY PARK  
PRIVATE RESIDENCE

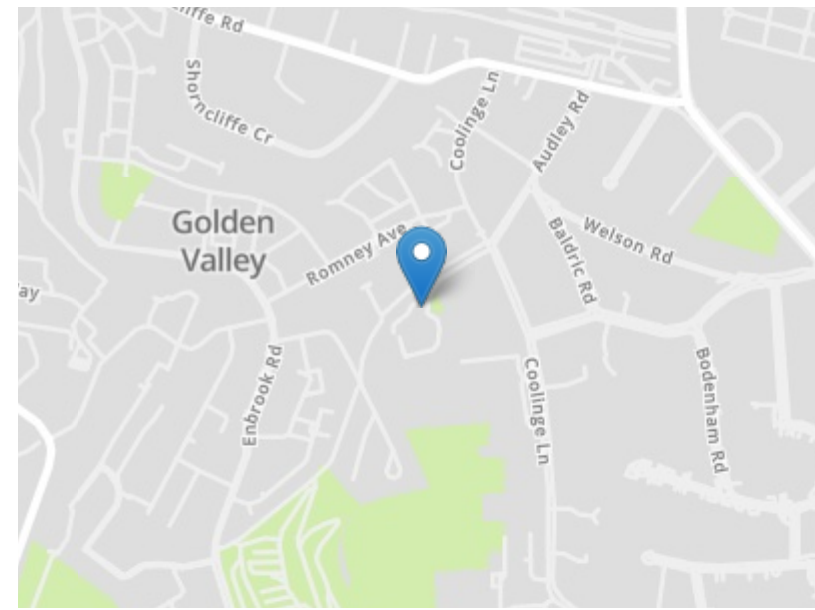
CCTV  
in operation

EVERSLEY  
PARK



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

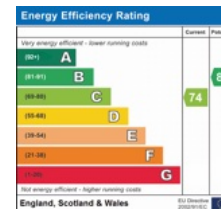
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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