

## 2 Martello Terrace

SANDGATE, Folkestone  
CT20 3AQ

**£375,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer the rare opportunity to purchase this two bedroom cottage situated just a stones throw away from Sandgate Beach. The property is in excellent decorative order and offers a lounge, kitchen/diner, downstairs W.C (potential to be a shower room), two double bedrooms and en-suite shower room. Additional benefits include a private rear garden with pathway to the beach, open fire place in the lounge and recently renewed double glazing and gas central heating. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



**Lounge**

13' 0" x 10' 9" (3.96m x 3.28m)

**Kitchen/Diner**

12' 11" x 11' 9" (3.94m x 3.58m)

**Bathroom**

New bathroom recently installed with underfloor heating

**Kitchen/Utility**

8' 8" x 6' 11" (2.64m x 2.11m)

**W.C**

**Bedroom One**

13' 0" x 10' 9" (3.96m x 3.28m)

**Shower Room**

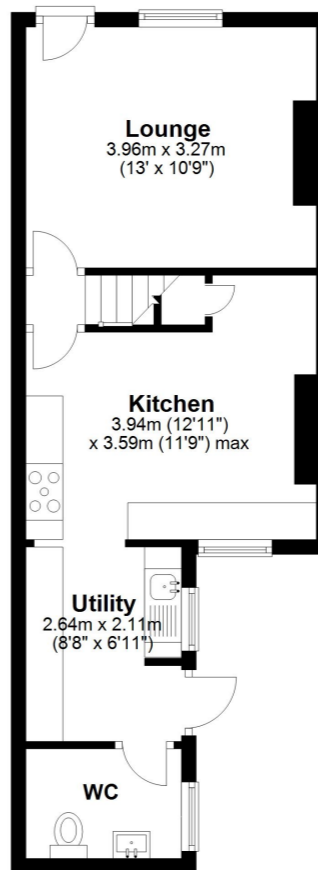
9' 2" x 3' 11" (2.79m x 1.19m)

**Bedroom Two**

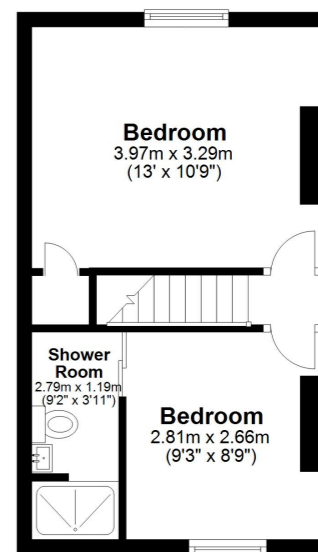
9' 3" x 8' 9" (2.82m x 2.67m)

**Garden**

**Ground Floor**  
Approx. 36.6 sq. metres (394.2 sq. feet)



**First Floor**  
Approx. 27.4 sq. metres (294.9 sq. feet)



Total area: approx. 64.0 sq. metres (689.1 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.

