



46 Chichester Road, Sandgate, Folkestone, Kent, CT20 3BP

EPC Rating =

Guide Price £350,000



This detached bungalow is located in a sought-after no through road within walking distance to the coast, Sandgate village and high speed railway station Folkestone West. The accommodation includes a spacious living/dining room, garden room, kitchen with side porch, two bedrooms and bathroom. Externally, the property benefits from a private driveway, an attached garage, and an enclosed rear garden. This bungalow represents a fantastic opportunity for those seeking a home within easy reach of Sandgate's beach, cafes, and amenities. EPC RATING = TBC



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Tenure Freehold

Property Type Detached Bungalow

Receptions 1

Bedrooms 2

Bathrooms 1

Parking Driveway & Garage

EPC Rating TBC

Council Tax Band D
Folkestone & Hythe

Situation

This property is located in 'Chichester Road' close to Sandgate, a popular village centre with a broad range of interesting antique shops, boutiques, public houses, cafes, restaurants and a 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 a 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 (walking distance) with a High Speed service to London journey time of 53 minutes. The Channel Tunnel terminal is (Approx. 4 miles). The M20 connection to the motorway network is (Approx. 3 miles)

The accommodation comprises
Entrance hall

Living/dining room

Living area 14' 11" x 11' 11" (4.55m x 3.63m)
Dining area 14' 9" x 7' 1" (4.50m x 2.16m)

Garden room

8' 2" x 6' 2" (2.49m x 1.88m)

Kitchen

10' 5" x 9' 8" (3.17m x 2.95m)

Side porch

Bedroom one

11' 11" x 9' 11" (3.63m x 3.02m)

Bedroom two

10' 8" x 10' 3" (3.25m x 3.12m)

Bathroom

Outside
Driveway and front garden

Garage

16' 0" x 8' 3" (4.88m x 2.51m)

Rear garden



Approximate Gross Internal Area (Excluding Garage) = 80 sq m / 863 sq ft
Garage = 12 sq m / 131 sq ft

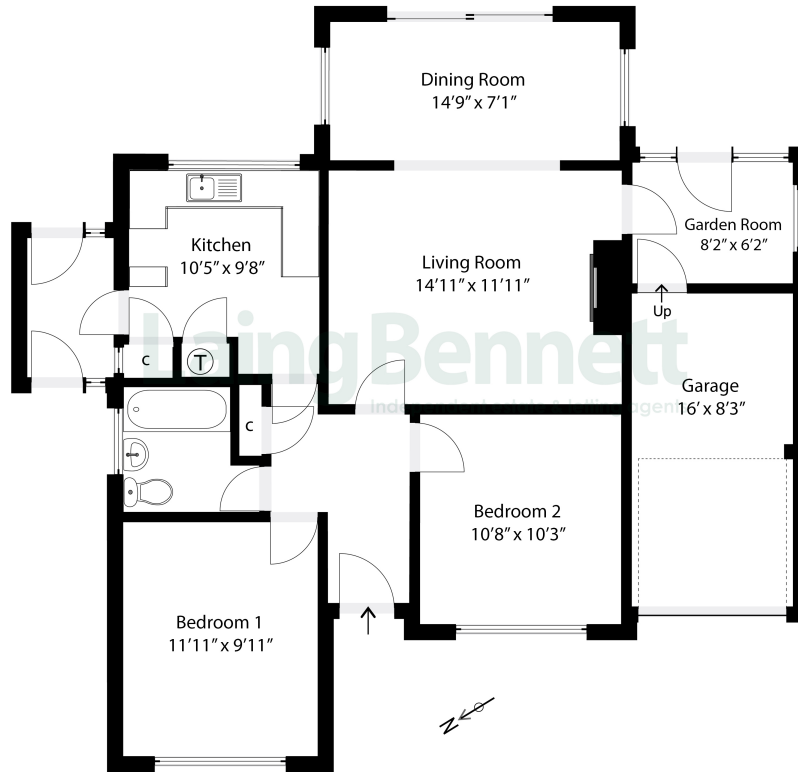
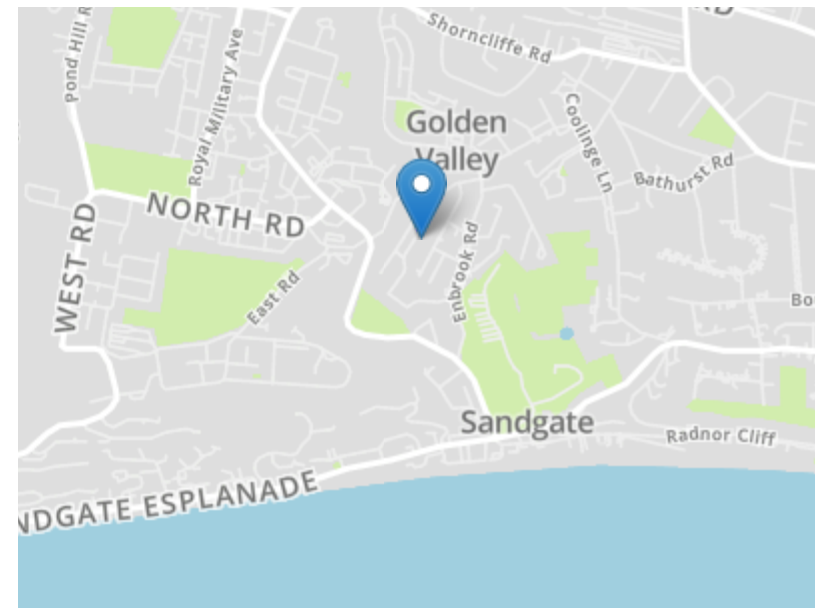


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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