

Flat 1, 10 Sandgate Hill

SANDGATE, Folkestone
CT20 3AU

£350,000 SHARE OF FREEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to this stunning 2-bedroom ground floor garden flat, situated within a newly converted period block in the sought-after location of Sandgate Hill, Sandgate. Immaculately restored by the current owners, this home boasts a beautiful open plan concept living space that is perfect for entertaining guests or simply enjoying a cosy night in. The master bedroom features an en-suite bathroom for added convenience and luxury. Additionally, there is a beautiful family bathroom, study in the basement that can be used as a home office, games room or quiet retreat. Step outside to your own private courtyard, ideal for relaxing with your morning coffee or enjoying quiet evenings with friends and family. This property truly offers the best of both indoor and outdoor living. Don't miss out on the opportunity to own this charming and meticulously maintained home in one of Sandgate's most desirable areas. Schedule a viewing today and make this beautiful apartment your new dream home.



Entrance Hall

Lounge/Kitchen/Diner

19' 9" x 13' 2" (6.02m x 4.01m)

Family Bathroom

6' 7" x 6' 1" (2.01m x 1.85m)

Bedroom One

16' 10" x 10' 10" (5.13m x 3.30m)

Bedroom Two

10' 8" x 9' 7" (3.25m x 2.92m)

En-Suite

Study

19' 11" x 5' 11" (6.07m x 1.80m) A versatile cellar room that can be used for a multitude of purposes including a home office, gym, cinema/games room or simply just as storage.

Rear Courtyard

The property has the sole use of a rear courtyard and will also have the front gardens.

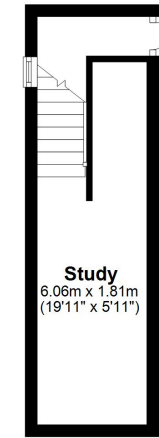
Lease + Service Charges

We understand the properties will have a new lease and a 1/3rd share of the freehold.

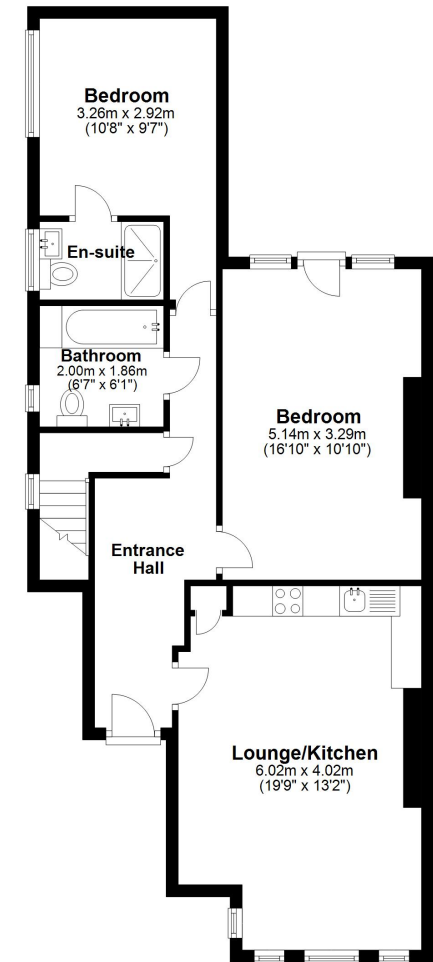
There will be a service charge of £1200 per annum.

There is no ground rent to pay.

Basement
Approx. 12.3 sq. metres (132.0 sq. feet)



Ground Floor
Approx. 70.8 sq. metres (762.2 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.

