

**Laing  
Bennett**  
Independent estate & letting agents

23 Shoreline East, Shoreline Crescent, Folkestone, Kent, CT20 1FD

EPC Rating = B

Guide Price £680,000





A two bedroom exquisite fourth floor apartment which offers coastal living with a luxury and contemporary design. Elegance and functionality converge seamlessly in this exclusive residence. The open plan living space with floor-to-ceiling windows invites an abundance of natural light and opens onto a stunning balcony. The individually designed kitchen by 'Lorien' features composite stone worktops, Bosch appliances, utility cupboard with space for a washing machine. The primary bedroom with a spacious ensuite. Second bedroom and shower room. The property boasts high-end specifications including underfloor heating, triple-glazed UV-protected windows and doors, a mechanical vent heat recovery system, and a video entry system for secure living. Residents can enjoy the convenience of a concierge service, providing a seamless blend of luxury and assistance. Allocated parking is available in the secure garage. Communal gardens. Direct beach access. Please contact our team for more information and to arrange a visit to Shoreline to view this and other finished apartments and beach houses. EPC RATING = B

**Guide Price £680,000**

**Tenure** Leasehold

**Property Type** Apartment

**Receptions** 1

**Bedrooms** 2

**Bathrooms** 2

**Parking** Allocated parking

**Heating** Gas

**EPC Rating** B

**Council Tax** Band D

Folkestone & Hythe



## Situation

Shoreline Crescent is in a superb beachfront development set on the beach. Folkestone has undergone extensive regeneration and 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. The Old High Street and 'the cultural heart' of Folkestone Creative Quarter are also nearby. There is a mainline railway station at Folkestone offering a High Speed service to St Pancras stations with an approx. journey time of 53 minutes. Channel Tunnel terminal is (Approx. 2.5 miles) The M20 connection to the motorway network is within close proximity.

## Shoreline entrance with lifts and stairs

## Forth floor

## Apartment entrance

## Hallway

## Open plan living/dining room

17' 8" x 11' 9" (5.38m x 3.58m)

## Kitchen area

11' 9" x 8' 3" (3.58m x 2.51m)

## Balcony

## Utility cupboard

## Bedroom one

11' 4" x 10' 3" (3.45m x 3.12m)

## En suite



## Bedroom two

14' 6" x 10' 2" (4.42m x 3.10m)

## WC/shower room

**Allocated parking in the secure garage with electronic gates**

with an ANPR system for swift and controlled access

## Communal gardens to the rear

## Lease information

A 999-year lease from December 2022 and 10-year Build Zone warranty ensure long-term peace of mind.

## Service charge

Please contact us for service charge information.  
No ground rent.

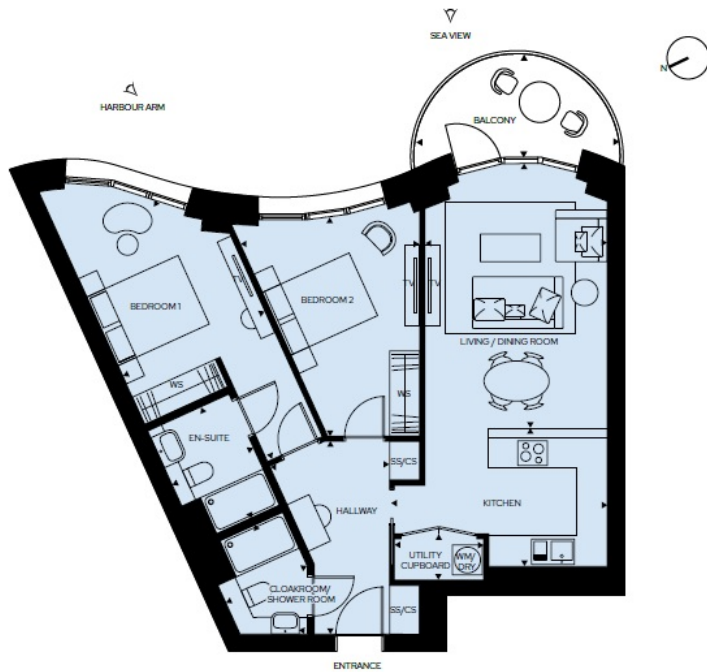
## Agent note

The photographs used are a selection of the show apartments. There are also some CGI of the development.



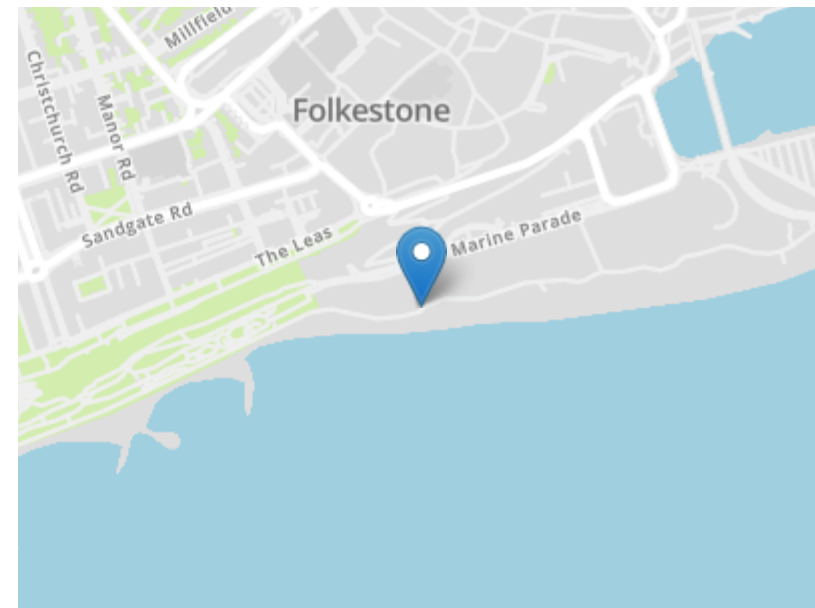






Hallway	12'6" x 7'8"	Bedroom 1	11'4" x 10'3"
Kitchen	11'9" x 8'3"	Bedroom 1 En-suite	8'0" x 5'8"
Living Room/ Dining	17'8" x 11'9"	Bedroom 2	14'6" x 10'2"
Cloakroom/ Shower Room	5'8" x 3'9"	Balcony	13'0" x 6'3"
<b>TOTAL INTERNAL AREA</b>	<b>812 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>70 sq ft</b>

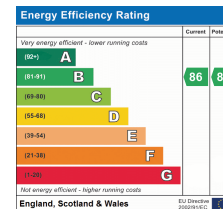
WM/DRY - Washing Machine / Dryer; WS - Wardrobes; SS/CS - Storage Space / Cupboard Space.  
 Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.



Need to book a viewing?

If you would like to book a viewing please contact our office on **01303 863393** or email **sales@laingbennett.co.uk**

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