



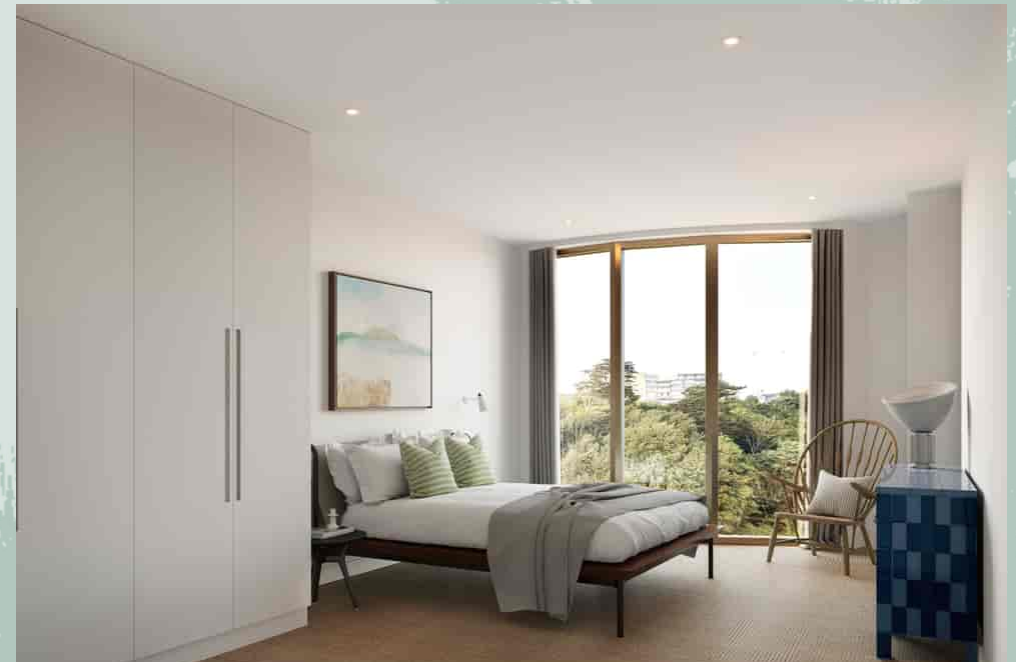
15 Shoreline East, Shoreline Crescent, Folkestone, Kent, CT20 1FD

Guide Price £1,100,000

EPC RATING: B

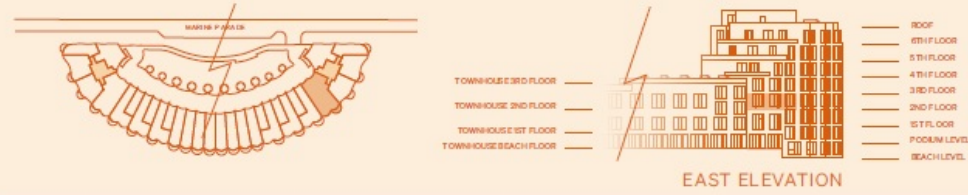
Modern
Coastal
Living

Discover the pinnacle of coastal living with this premium two bedroom second floor apartment, where luxury and contemporary design blend seamlessly to create an exclusive residence. The apartment offers an open plan living space with two sets of floor-to-ceiling windows flood the living area with natural light and opens onto a stunning balcony, perfect for enjoying the sea and coastline. There is an individually designed kitchen by 'Lorien', featuring composite stone worktops and Bosch appliances. There is a utility room and a cloakroom/WC for guests. The primary bedroom suite offers a tranquil retreat with a dedicated dressing area and a spacious en suite. The second bedroom also features an en suite for the use of guests or family members. This apartment embodies the essence of modern coastal living, with every detail meticulously designed to provide a lifestyle of unparalleled luxury and convenience. 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



N° 15 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP43-02 | PALETTE 1 (PAGE 54)



Hallway	4.72m x 2.83m	15'4" x 9'2"	Bedroom 1	3.52m x 3.31m	11'5" x 10'8"
Kitchen	3.74m x 2.78m	12'2" x 9'1"	Bedroom 1 En-suite	2.76m x 1.6m	9'0" x 5'2"
Living Room/Dining	8.2m x 4.82m	26'11" x 15'10"	Dressing Room	2.6m x 2.27m	8'6" x 7'5"
Cloakroom	1.58m x 1.84m	5'1" x 6'0"	Bedroom 2	5.38m x 3.57m	17'6" x 11'7"
			Bedroom 2 En-suite	3.5m x 1.85 m	11'4" x 6'0"
			Balcony	4.59m x 1.98m	15'1" x 6'4"
TOTAL INTERNAL AREA	1231 sq m	1328 sq ft	TOTAL EXTERNAL AREA	8 sq m	86.1 sq ft

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.

The accommodation comprises

Shoreline entrance with lifts and stairs

Second floor

Apartment entrance

Reception hall

Cloakroom/WC

Living space with sitting area, dining area and kitchen

26' 11" x 15' 10" (8.20m x 4.83m)

Sea view balcony

15' 1" x 6' 4" (4.60m x 1.93m)

Bedroom one

11' 11" x 10' 8" (3.63m x 3.25m)

Dressing area

8' 6" x 7' 5" (2.59m x 2.26m)





En suite

Bedroom two

17' 6" x 11' 7" (5.33m x 3.53m)

En suite two

Utility room

Outside

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

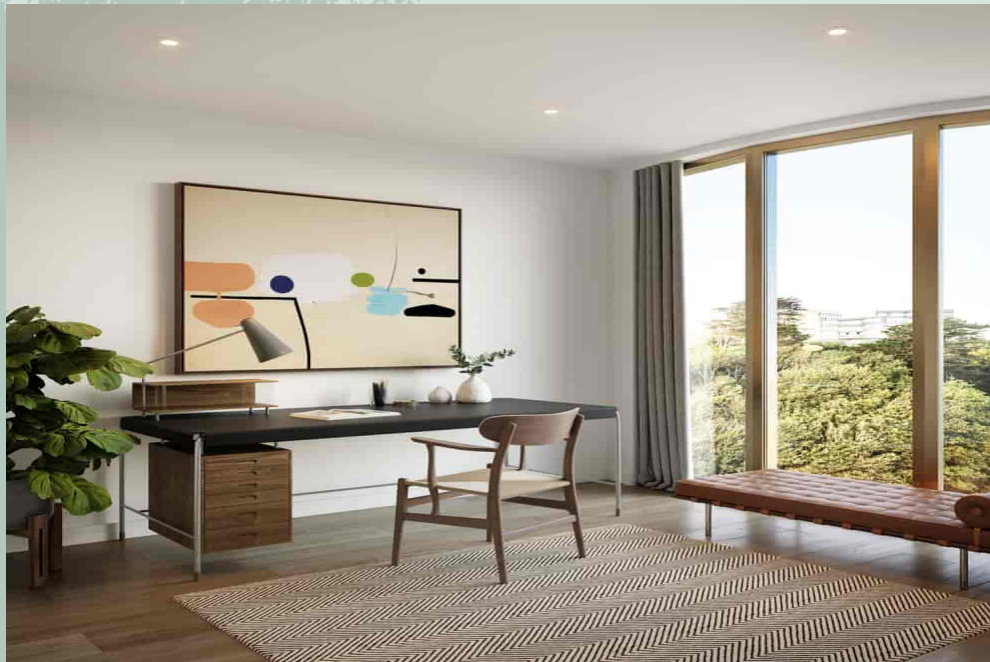
Please contact us for service charge information. No ground rent.

Agent note

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

Heating

Gas









Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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