







Located in the stunning new Shoreline development on Folkestone Beach is this fabulous one bedroom third floor apartment. Luxury and contemporary design with 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 and Bosch appliances. The bedroom and a spacious en-suite shower room. The hallway has an alcove with space for a home office desk and a utility cupboard with space for a washing machine. 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. 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 £435,000

Tenure Leasehold

Property Type Apartment

Receptions 1

Bedrooms 1

Bathrooms 1

Parking Allocated parking

Heating Gas

EPC Rating B

Council Tax Band C

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

Third Floor

Apartment entrance

Hallway with alcove study area

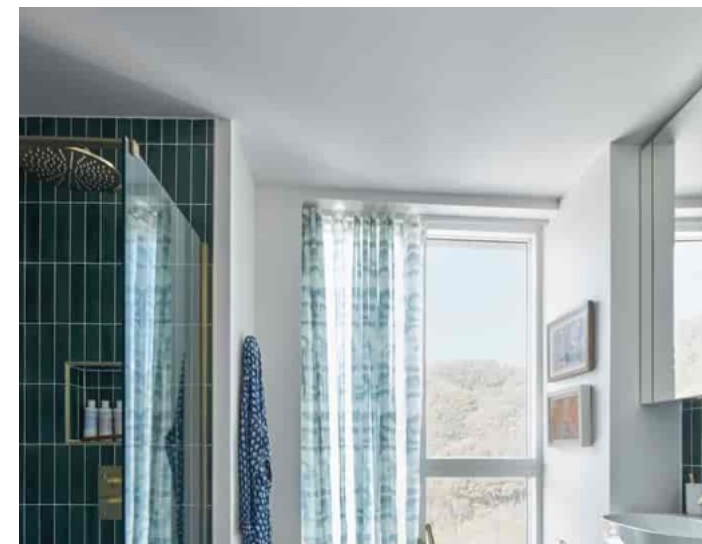
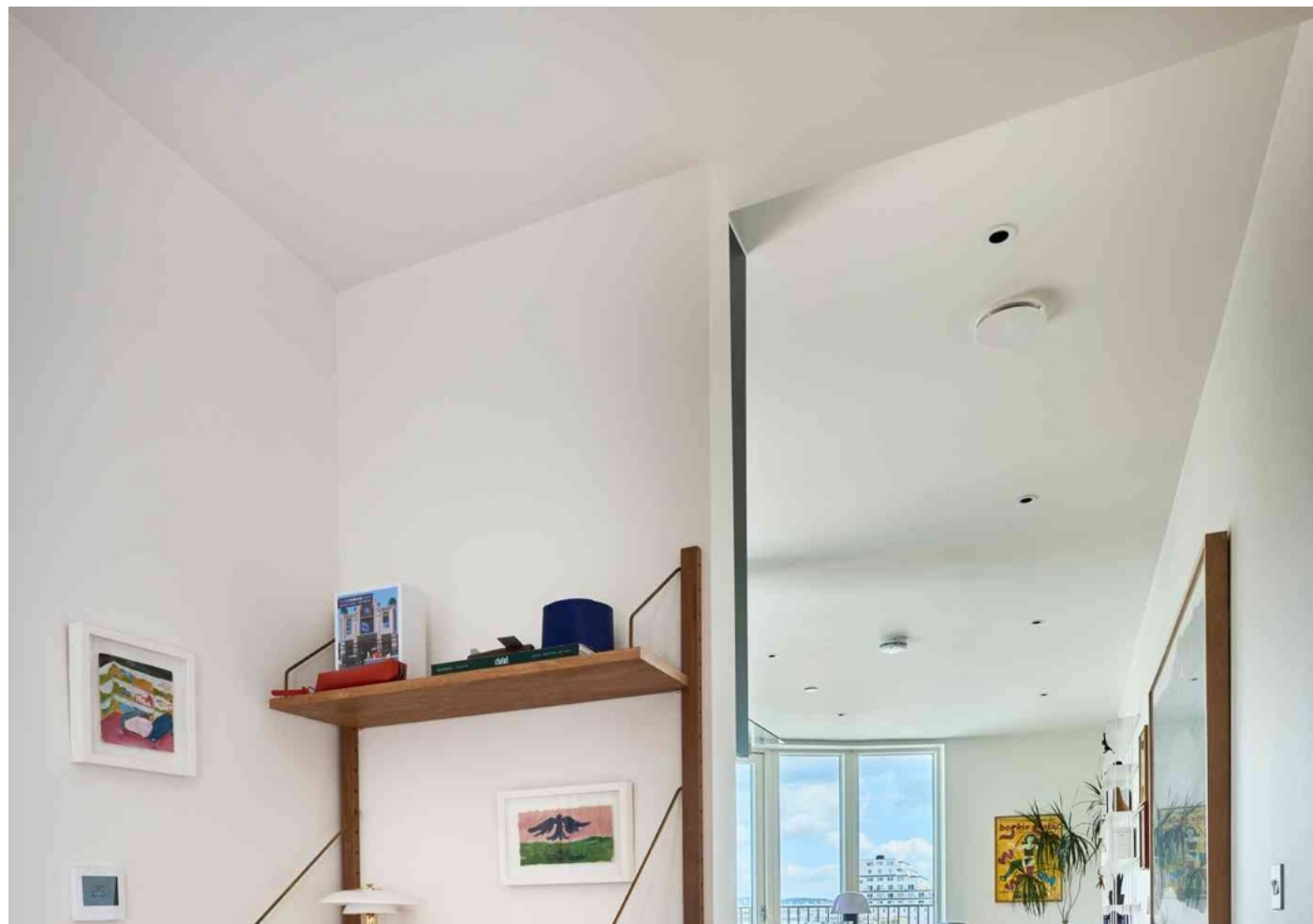
Open plan living/dining room & kitchen

Kitchen area

12' 4" x 7' 8" (3.76m x 2.34m)

Living/Dining area

21' 3" x 12' 4" (6.48m x 3.76m)





Balcony

16' 7" x 5' 5" (5.05m x 1.65m) at widest points

Utility cupboard

Bedroom

9' 2" x 10' 10" (2.79m x 3.30m)

Shower room

Outside

Allocated parking in the secure garage with electronic gates

Communal gardens to the rear

Lease information

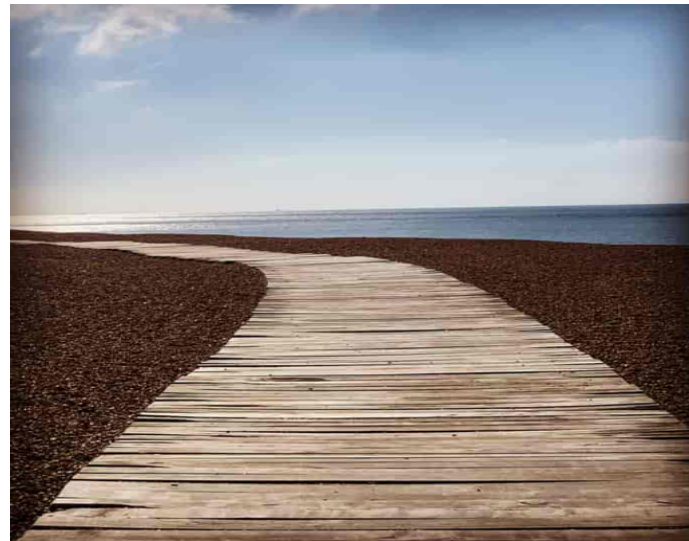
A 999-year lease from December 2022 and 10-year Build Zone warranty ensure long-term peace of mind.

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.



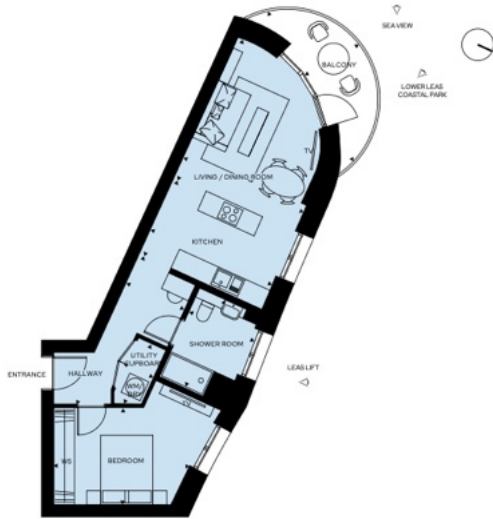
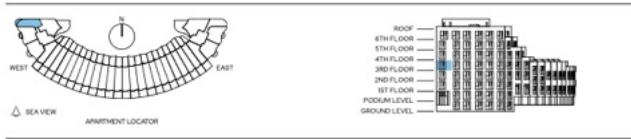
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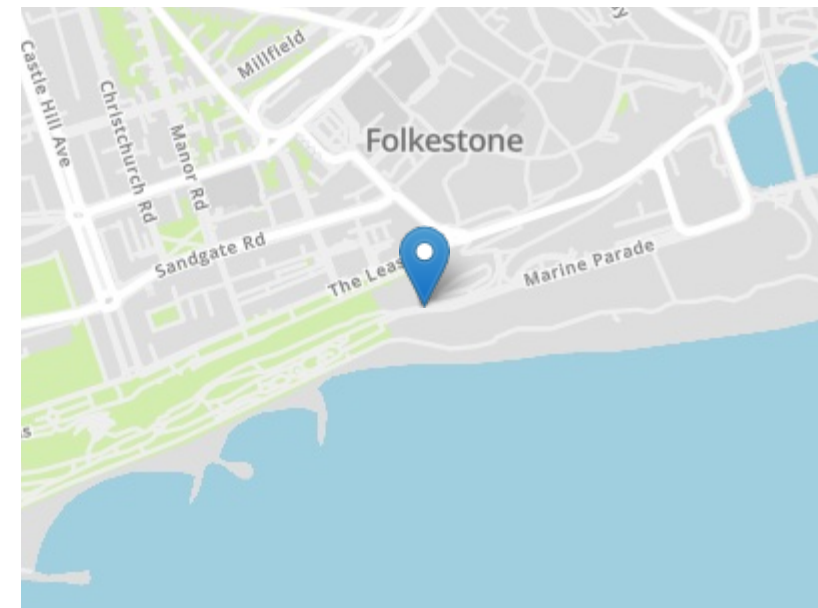
SHORELINE FOLKESTONE

19 SHORELINE WEST | 1 bedroom



Hallway	5'2" x 4'5"	Bedroom	9'2" x 10'10"
Kitchen	12'4" x 7'8"	Balcony	16'7" x 5'5"
Living Room/Dining	23'5" x 12'4"		
Shower Room	6'11" x 9'2"	TOTAL EXTERNAL AREA	78 sq ft
TOTAL INTERNAL AREA	557 sq ft		

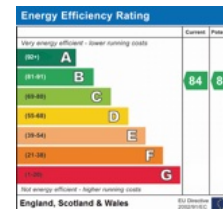
WM/DRY - Washing Machine / Dryer; WS - Wristobas; SS/CS - Storage Space / Cupboard Space
 Floorplans are not to scale and are indicative only. Measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are 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

See all our properties at



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