

## Flat 1, 23 Sandgate High Street

SANDGATE, Folkestone  
CT20 3AH

**£300,000 SHARE OF FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to your newly renovated 2 bedroom ground floor flat located on the charming Sandgate High Street. Step inside and be greeted by an open plan lounge, kitchen, and diner - perfect for entertaining guests or relaxing after a long day. The modern bathroom features sleek finishes, while both double bedrooms offer plenty of space for rest and relaxation. But that's not all - this property also comes with a large cellar, ideal for extra storage or creating a unique space of your own. With a share of freehold and no chain involved, this is an opportunity you won't want to miss. And let's not forget about the location - just steps away from the beach, you'll have easy access to sun, sand, and sea whenever you desire. Don't wait any longer to make this coastal oasis your new home sweet home!



## Entrance Hall

## Lounge/Dining Room

18' 8" x 16' 0" (5.69m x 4.88m)

## Kitchen

14' 5" x 11' 11" (4.39m x 3.63m)

## Bathroom

14' 3" x 10' 4" (4.34m x 3.15m)

## Bedroom One

12' 11" x 12' 4" (3.94m x 3.76m)

## Bedroom Two

12' 5" x 11' 2" (3.78m x 3.40m)

## Cellar

23' 4" x 18' 7" (7.11m x 5.66m)

## Store

11' 6" x 6' 9" (3.51m x 2.06m)

## Lease + Service Charge Information

Please note the following.

The property is being sold with a share of freehold and will have a new lease.

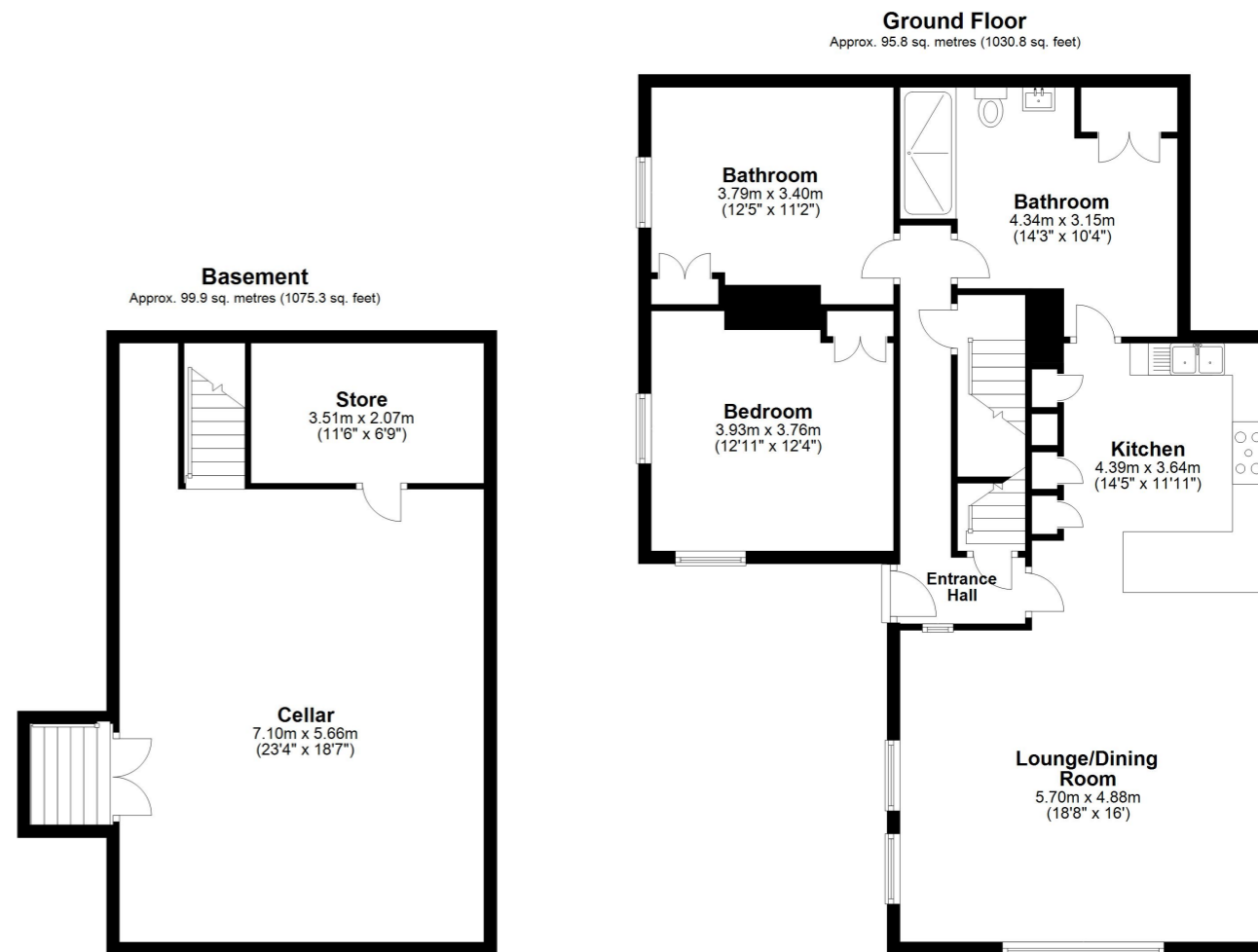
Service charges will be arranged by the new owner and the new owner of the flat above once completed. There are currently no set service charges or maintenance in place as the property has been owned by the same vendor for a long time.

## Agent Notes

Please be aware this property has been discounted as it currently has a small issue with damp in the cellar and a small amount in bedroom one. The cellar is currently used as a games room/pool room and the current vendors are happy to leave the pool table on request.

The damp issues have been taken into account with the asking price and the property is advertised as offers over £300,000.

The vendors are happy for any potential purchaser to seek timber and damp reports and/or full surveys.



Total area: approx. 195.7 sq. metres (2106.1 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.

