

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

Guide Price £680,000

EPC RATING: B

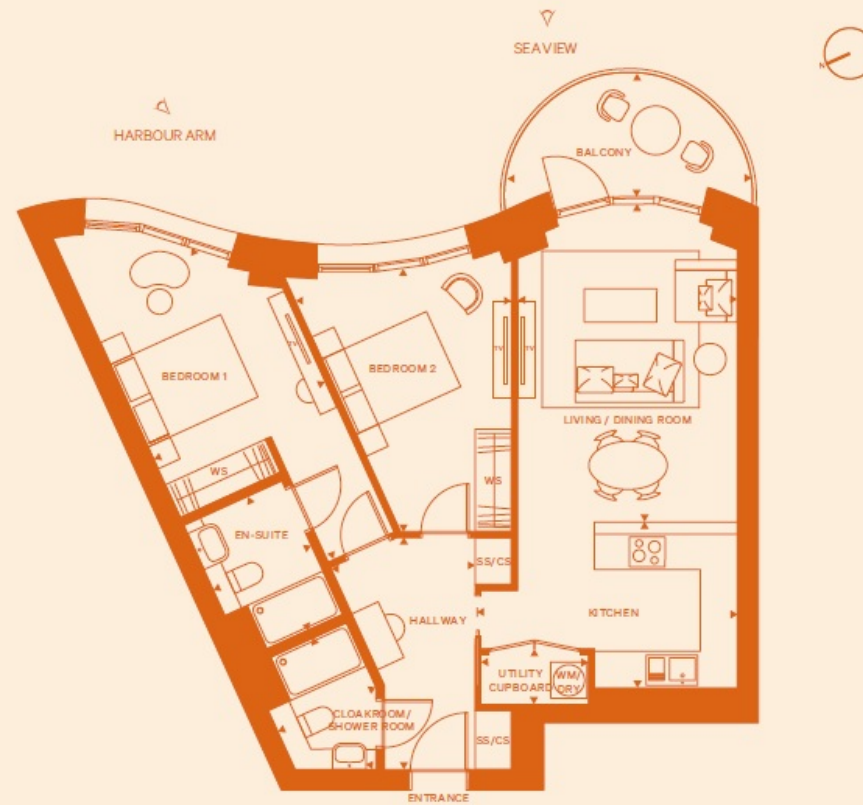
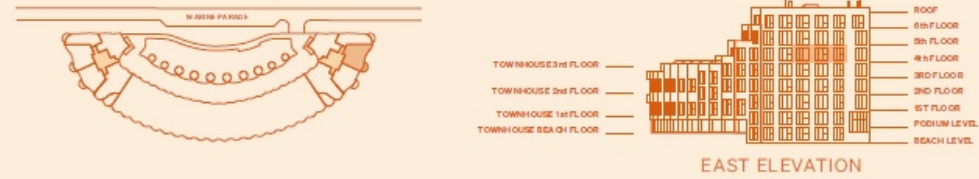
New
Beachfront
Apartment

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 en-suite. 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



N° 23 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP51-04 | PALETTE 1 (PAGE 54)



Hallway	3.85m x 2.39m	12'6" x 7'8"
Kitchen	3.63m x 2.55m	11'9" x 8'3"
Living Room/Dining	5.45m x 3.63m	17'8" x 11'9"
Cloakroom/Shower Room	1.78m x 1.19m	5'8" x 3'9"

TOTAL INTERNAL AREA 72.3 sq m 778.2 sq ft

Bedroom 1	3.49m x 3.14m	11'4" x 10'3"
Bedroom 1 En-suite	2.44m x 1.78m	8'0" x 5'8"
Bedroom 2	4.47m x 3.12m	14'6" x 10'2"
Balcony	3.98m x 1.94m	13'0" x 6'3"

TOTAL EXTERNAL AREA 6.5 sq m 69.9 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

Fourth 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

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

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.

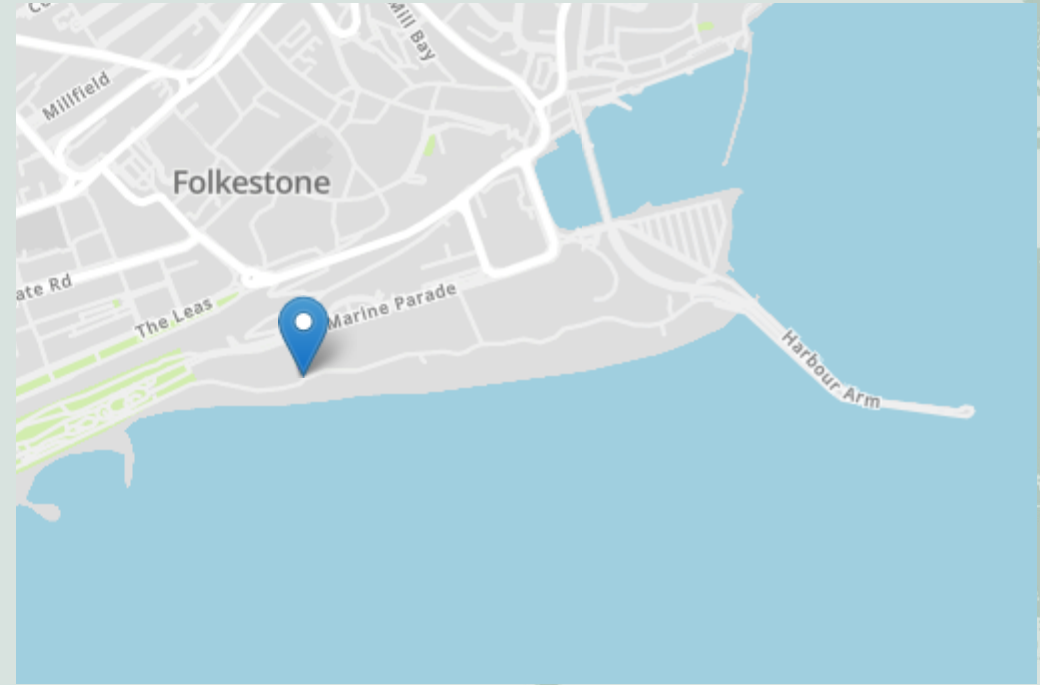
Heating

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	86	86
(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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