







Discover the pinnacle of coastal living with this premium two bedroom third 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. Two allocated parking spaces. 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 £995,000

Tenure Leasehold

Property Type Apartment

Receptions 1

Bedrooms 2

Bathrooms 2

Parking Two allocated spaces

Heating Gas

EPC Rating B

Council Tax Band F
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.

The accommodation comprises

Shoreline entrance with lifts and stairs

Third Floor

Apartment entrance

Reception hall

Living/Dining room

26' 3" x 23' 8" (8.00m x 7.21m)

Kitchen area

11' 2" x 9' 1" (3.40m x 2.77m)

Balcony

15' 0" x 6' 7" (4.57m x 2.01m)

Cloakroom/WC

Bedroom one

11' 5" x 10' 7" (3.48m x 3.23m)

Bedroom one en suite

9' 2" x 6' 6" (2.79m x 1.98m)





Dressing room

7' 5" x 6' 9" (2.26m x 2.06m)

Bedroom two

17' 6" x 11' 8" (5.33m x 3.56m)

Bedroom two en suite

12' 3" x 6' 0" (3.73m x 1.83m)

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.

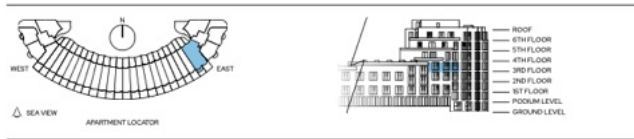






SHORELINE FOLKESTONE

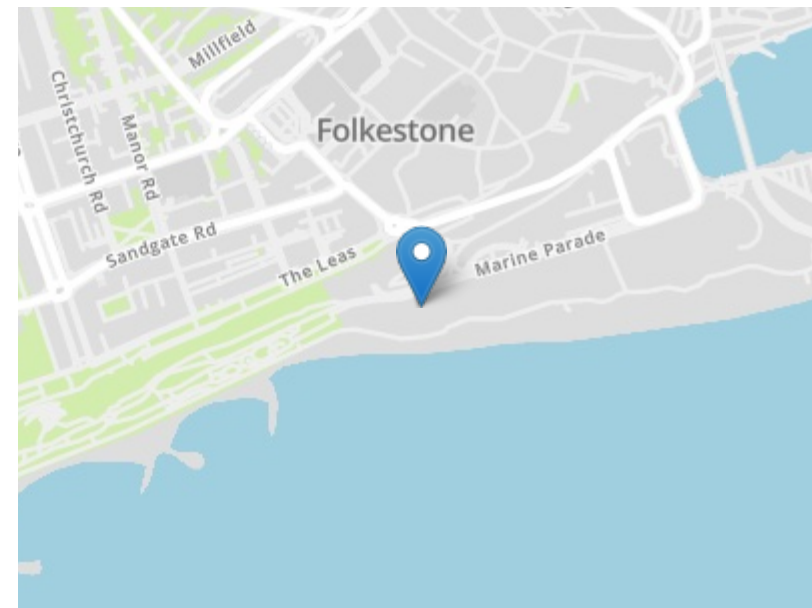
20 SHORELINE EAST | 2 bedrooms



Hallway	15'1" x 10'0"	Bedroom 1	11'5" x 10'7"
Kitchen	12'2" x 9'1"	Bedroom 1 En-suite	9'2" x 6'6"
Living Room/ Dining	26'3" x 23'8"	Dressing Room	7'5" x 6'9"
Cloakroom	6'0" x 5'2"	Bedroom 2	17'6" x 11'8"
TOTAL INTERNAL AREA	1364 sq ft	Bedroom 2 En-suite	12'3" x 6'0"
		Balcony	15'0" x 6'7"
		TOTAL EXTERNAL AREA	88 sq ft

WM/DRY - Washing Machine / Dryer; WS - Wardrobes.

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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Energy Efficiency Rating		Current	Potential
*Very energy efficient - lower running costs			
A	(91-100)	87	87
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
*Not energy efficient - higher running costs			
England, Scotland & Wales			

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