



## 54 Collingwood Court Collingwood Rise

Folkestone  
CT20 3PX

**£199,995 SHARE OF FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Set high above the coastline in an enviable Sandgate location, this exceptional two-bedroom top-floor apartment offers elegant modern living with spectacular south-facing sea views. Recently renovated to an impeccable standard, this stunning home combines contemporary finishes with a coastal lifestyle—perfect as a permanent residence, luxury retreat, or investment. Step inside to discover a stylish open-plan lounge, kitchen, and dining area, flooded with natural light and seamlessly extending onto a private balcony—the ideal spot for morning coffee or sunset drinks while soaking in the panoramic views of the English Channel. The apartment features two generous double bedrooms, a sleek shower room, and an overall sense of space and refinement throughout. The interior has been finished with a keen eye for detail, offering both comfort and sophistication. This is a rare opportunity to acquire a beautifully appointed home in one of Kent’s most desirable coastal enclaves. Whether you’re looking to downsize in style, escape to the sea, or invest in a prime location, Collingwood Court delivers.





**Entrance Hall**

**Lounge/Kitchen/Diner**

23' 10" x 11' 7" (7.26m x 3.53m)

**Shower Room**

**Bedroom One**

11' 0" x 9' 9" (3.35m x 2.97m)

**Bedroom Two**

10' 5" x 8' 2" (3.17m x 2.49m)

**Balcony**

**Residents Parking**

On a first come first served basis. There are also some garages, that are available to rent (currently full).

**Lease & Service Charge Information**

We understand the property has a share of the freehold accompanied by a 999 year lease that started from 25 March 1999. Leaving 973 years remaining.

The current service charge is £1853 per annum, which can be paid monthly, quarterly or yearly.

There is £0 ground rent to pay.

