





This exquisite one-bedroom, first-floor apartment epitomises contemporary coastal living, set within the stunning Shoreline development on Folkestone Beach. Flooded with natural light through floor-to-ceiling windows, the open-plan living area flows effortlessly onto a private balcony, perfect for morning coffee or evening cocktails by the sea. The bespoke Lorient kitchen, with its composite stone worktops and integrated Bosch appliances, combines style and practicality, while an alcove in the hallway provides a home-office space alongside a utility cupboard. The bedroom is served by a luxurious shower room, finished to the highest specification. Throughout the apartment, you'll enjoy underfloor heating, triple-glazed UV-protected windows and doors, a mechanical ventilation heat-recovery system, and secure video entry. Residents benefit from allocated parking, beautifully landscaped communal gardens, and direct beach access. Contact our team today to arrange your private viewing of this exceptional Shoreline residence. EPC RATING = B

**Guide Price £395,000**

**Tenure** Leasehold

**Property Type** Apartment

**Receptions** 1

**Bedrooms** 1

**Bathrooms** 1

**Parking** Allocated space

**Heating** Gas

**EPC Rating** B

**Council Tax** Band C

Folkestone & Hythe District Council





**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**

**First floor**  
**Apartment entrance**

**Hallway with alcove study area**

**Open plan Living/Dining room**  
14' 4" x 11' 8" (4.37m x 3.56m)

**Kitchen**  
9' 8" x 11' 8" (2.95m x 3.56m)

**Balcony**  
5' 9" x 16' 7" (1.75m x 5.05m)

**Utility cupboard**

**Bedroom**  
9' 1" x 13' 7" (2.77m x 4.14m)

**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.

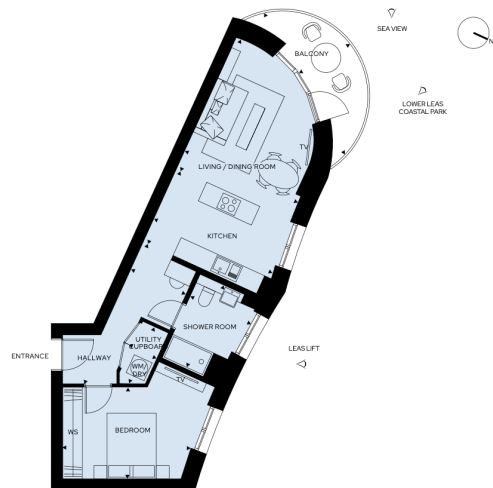
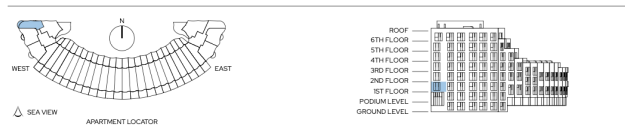
**Agent note**  
The photographs used are a selection of the show apartments. There are also some CGI of the development.



# SHORELINE

## FOLKESTONE

8 SHORELINE WEST | 1 bedroom



Hallway	8'5" x 5'2"	Bedroom 1	9'11" x 13'7"
Kitchen	9'8" x 11'8"	Shower Room	6'5" x 9'1"
Living Room/Dining	14'4" x 11'8"	Balcony	5'9" x 16'7"
<b>TOTAL INTERNAL AREA</b>	<b>559 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>78 sq ft</b>

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?

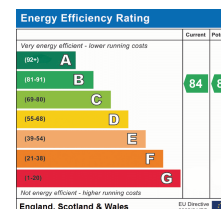
If you would like to book a viewing please contact our office on **01303 863393** or email **sales@laingbennett.co.uk**

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