





Set in the centre of the sought after coastal village of 'Sandgate you will find this charming two-bedroom ground floor apartment which offers the perfect blend of coastal living and modern convenience. Imagine waking up each day to the sight of the sea, just steps from your front door. Enjoy a peaceful morning sunrise while watching the waves roll in and out with stunning sea views as far as the French coast. Accommodation Comprises: Communal entrance hall, apartment entrance hall, kitchen, living/dining room with glazed sliding door to sun terrace enjoying glorious sea views and access to the beach, two bedrooms, bathroom/WC. OUTSIDE: Sun terrace and allocated parking. EPC RATING = C

Guide Price £235,000

Tenure Leasehold Share of Freehold

Property Type Flat

Receptions 1

Bedrooms 2

Bathrooms 1

Parking Allocated parking

Heating Gas

EPC Rating C

Council Tax Band B

Folkestone And Hythe District Council



Situation

The property is superbly located on the enviable Sandgate beach front. Sandgate boasts a popular village centre with a broad range of interesting antique shops, boutiques, public houses, artisan cafes, restaurants and village store. The area has a number of excellent local schools for both primary and secondary education including The Folkestone School for Girls and Harvey Grammar School for Boys. It is also situated in the catchment area for the ever popular Sandgate Primary School. The bustling Cinque Port of Hythe is two miles to the West which offers amenities including; Waitrose, Sainsbury's and Aldi, a wide variety of independent shops and larger retailers, doctors surgeries and dentists, swimming pool and leisure facilities, sports grounds and clubs and public houses and restaurants. The Port town of Folkestone is approximately two miles to the East offering the High Speed Rail Link to London and also the home of 'The Creative Quarter' which 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, Folkestone benefits from the recently restored Harbour Arm which has become an increasingly popular food, drink and entertainment destination for the town and its visitors.

Communal entrance with door entry system

Apartment hallway

Kitchen

13' 5" x 6' 8" (4.09m x 2.03m)

Living/dining room

13' 5" x 12' 8" (4.09m x 3.86m)

Bedroom one

12' 8" x 9' 9" (3.86m x 2.97m)

Bedroom two

12' 8" x 5' 9" (3.86m x 1.75m)

Bathroom/WC

Outside

Sun terrace

Allocated parking space

Additional information

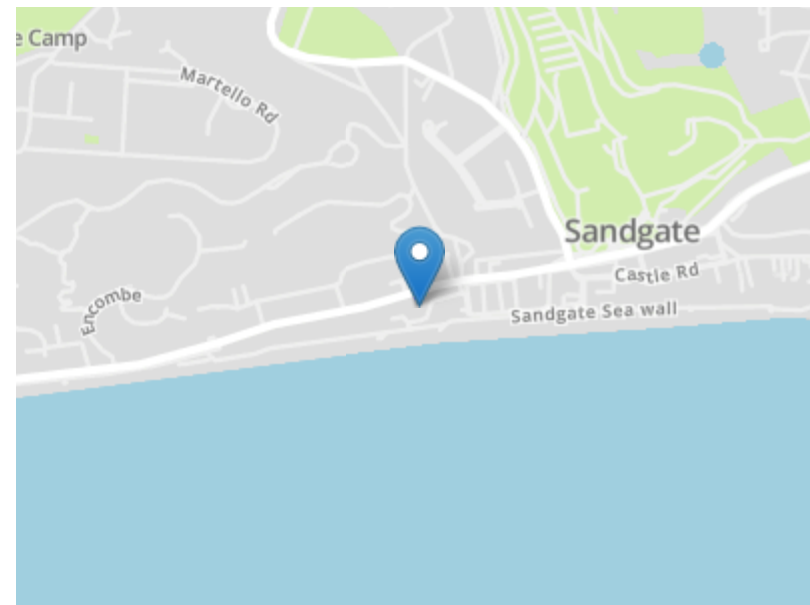
Leasehold and share of Freehold
125 year Lease started in January 1982, Approx. 83 years remaining
Service charge - Approx. £1,560 per annum.
No ground Rent



Approximate Gross Internal Area (Including Low Ceiling) = 60 sq m / 643 sq ft



Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



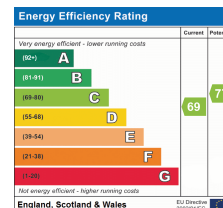
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