

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

Guide Price £420,000

EPC RATING: B

Fabulous
One
Bedroom

Located in the stunning new Shoreline development on Folkestone Beach is this fabulous one bedroom second floor apartment. Luxury and contemporary design with 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 and Bosch appliances. The bedroom and a spacious en-suite shower room. The hallway has an alcove with space for a home office desk and a utility cupboard with space for a washing machine. 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



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

Second floor

Apartment entrance

Hallway with alcove study area

Open plan living/dining room & kitchen

12' 3" x 11' 11" (3.73m x 3.63m)

Balcony

13' 2" x 6' 5" (4.01m x 1.96m) at widest points

Utility cupboard



Bedroom

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

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

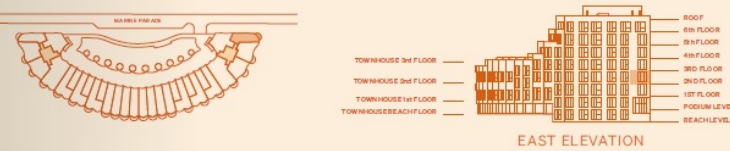
Council Tax Band

Folkestone & Hythe - Band C

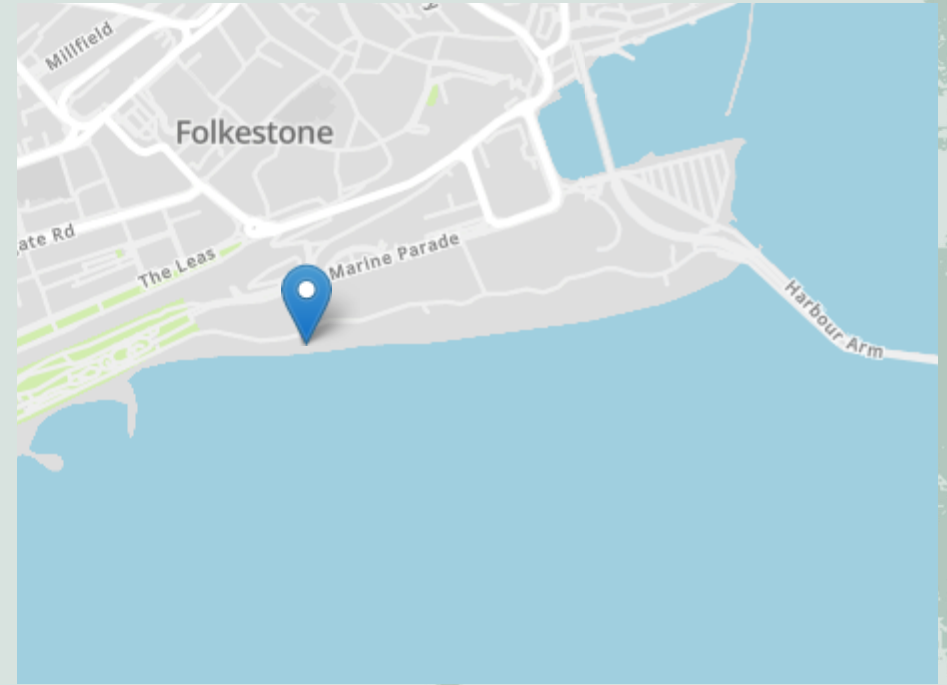


N° 11 SHORELINE CRESCENT EAST

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Hallway	1.67m x 1.40m	5'4" x 4'6"	Bedroom	3.6m x 2.99m	11'8" x 9'8"		
Kitchen	2.68m x 3.94m	8'10" x 13'0"	Shower Room	2.82m x 2.04m	9'2" x 6'8"		
Living Room/Dining	3.62m x 3.73m	11'11" x 12'3"	Balcony	4.03m x 2.01m	13'2" x 6'5"		
TOTAL INTERNAL AREA		50.4 sqm	542.5 sqft	TOTAL EXTERNAL AREA		6.5 sqm	69.9 sqft



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



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