

This exceptional sea view apartment is located on the second floor of the award-winning Shoreline development, where stylish coastal living complements a high-end contemporary finish. Designed with elegance and functionality in mind, the light-filled open-plan living area features floor-to-ceiling windows and opens onto a private balcony with breathtaking sea views. The bespoke kitchen by 'Lorien' includes composite stone worktops, Bosch appliances, and a utility cupboard with space for a washing machine. There are two double bedrooms, the main with an en-suite shower room, and a further separate bathroom. Built to a premium specification, the apartment benefits from underfloor heating, triple-glazed UV-protected windows, mechanical ventilation with heat recovery, and secure video entry. An allocated parking space is included, and residents enjoy direct access to the beach. Contact us to arrange a viewing at Shoreline and explore this stunning apartment and other available homes. EPC RATING = B

**Guide Price £480,000**

**Tenure** Leasehold

**Property Type** Apartment

**Receptions** 1

**Bedrooms** 2

**Bathrooms** 2

**Parking** Allocated space

**Heating** Gas

**EPC Rating** B

**Council Tax** Band D

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**

**Second floor**  
**Apartment entrance**

**Hallway**

**Open plan Living/dining & kitchen**

**Living/dining area**  
17' 7" x 12' 1" (5.36m x 3.68m)

**Kitchen area**  
10' 8" x 5' 9" (3.25m x 1.75m)

**Cloakroom/WC**

**Bedroom one**  
17' 0" x 9' 8" (5.18m x 2.95m)

**Balcony**  
12' 5" x 6' 6" (3.78m x 1.98m)

**En suite 1**

**Bedroom two**

**En suite 2**





## Outside

Allocated parking with ANPR gated 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.



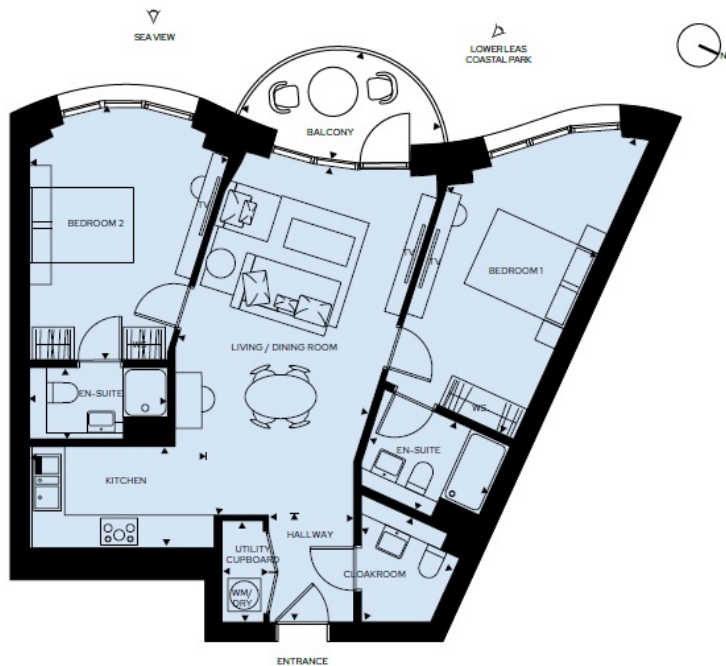








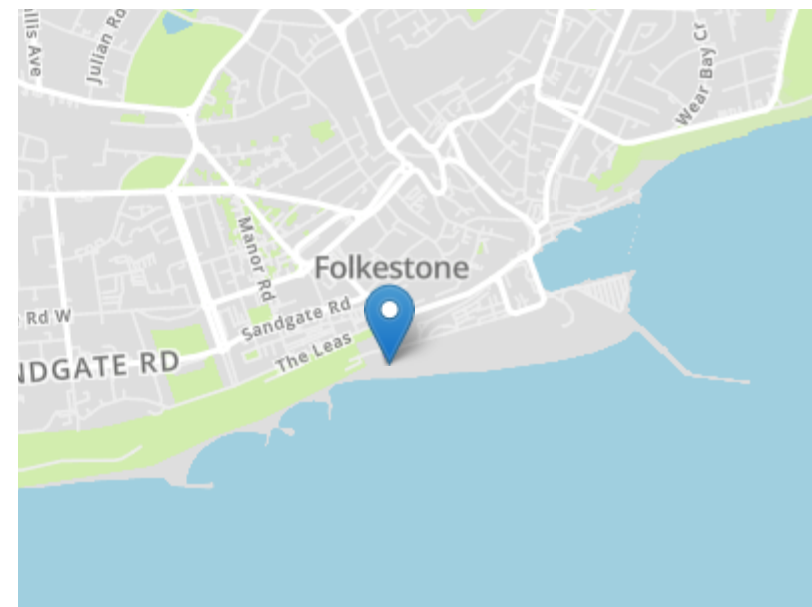




Hallway	6'2" x 4'5"	Bedroom 2	15'0" x 11'4"
Kitchen	10'8" x 5'9"	Bedroom 2 En-suite	8'2" x 4'2"
Living Room/Dining	12'1" x 17'7"	Cloakroom	4'9" x 6'2"
Bedroom 1	9'8" x 17'0"	Balcony	12'5" x 6'6"
Bedroom 1 En-suite	7'8" x 5'9"		

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.



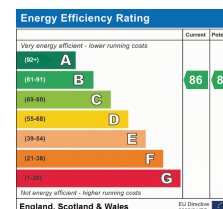
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