



Flat 19 Riviera Court Sandgate High Street, Sandgate, Folkestone, Kent, CT20 3RP

Guide Price £247,500

EPC RATING: C

**Beach
Front
Home**

An exciting opportunity to purchase a two bedroom ground floor beach front apartment with fabulous sea views on the ever popular Sandgate High Street where you will find an array of independent shops and a range of places to eat and drink. The property benefits from no ONWARD CHAIN and is now well worthy of some updating that is required.

Accommodation comprises: Communal entrance and hall, storage cupboard, Entrance door to apartment, entrance hall with plenty of storage, well fitted out kitchen with feature opening to sitting room providing beach views, spacious sitting room, with sliding patio doors to the sun terrace, bedroom one with built in double wardrobe, bedroom two with cupboard, shower room/WC. Outside: Communal walled shingled gardens, Allocated parking space. EPC Rating C



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 and is 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.



Ground floor

Communal entrance and hallway

Entrance door to Hallway

Kitchen

8' 5" x 7' 10" (2.57m x 2.39m)

Sitting room

18' 7" x 10' 6" (5.66m x 3.20m)

Shower room/WC

Bedroom one

14' 5" x 8' 5" (4.39m x 2.57m)

Bedroom two

11' 1" x 9' 9" (3.38m x 2.97m)

Outside

Sun terrace and communal shingled gardens

Parking

One allocated parking space

Additional information

Leasehold with share of freehold: Approximately 937 years remaining.

Ground rent: TBC

Service charge: £120.00 pcm

Council Tax Band

Folkestone And Hythe District Council (Band B)

Heating

Gas



Approximate Gross Internal Area = 57 sq m / 618 sq ft

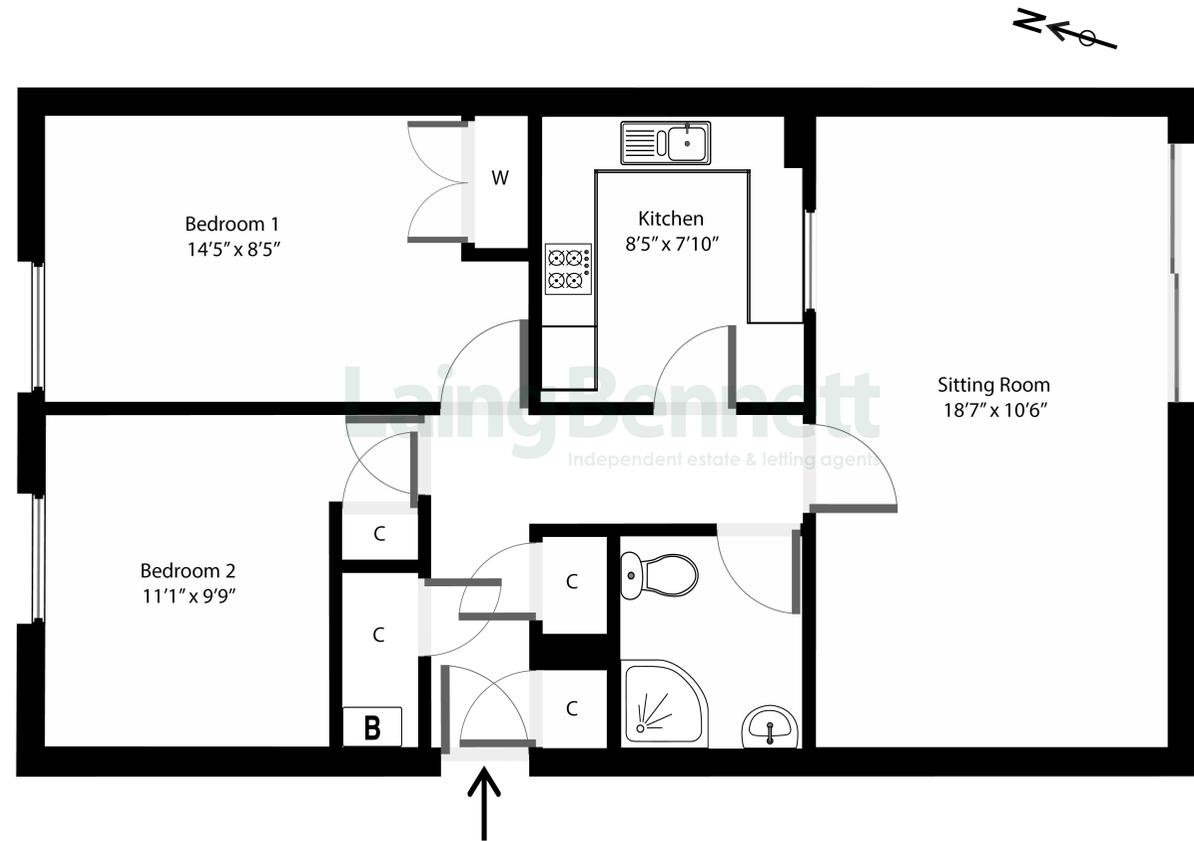


Illustration for identification purposes only. Measurements are approximate. Not to scale. Outbuildings are not shown in actual location.



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

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