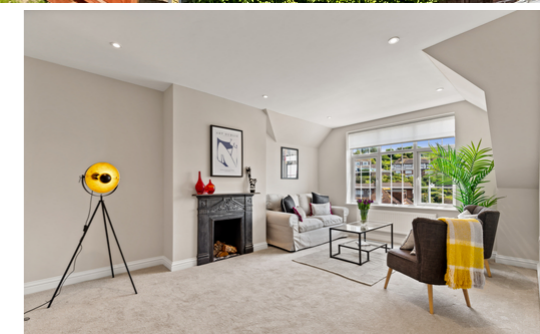# BURNAP +ABEL

BURNAP +ABEL

Flat 3, 10 Sandgate Hill

SANDGATE, Folkestone

CT20 3AU

£300,000 SHARE OF FREEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to your brand new, beautifully converted 2 bedroom apartment in the sought-after Sandgate Hill area of Sandgate. Step inside this stunning property and be greeted by a spacious lounge/diner, perfect for entertaining guests or relaxing after a long day. The modern kitchen/breakfast room features integrated appliances and plenty of storage space for all your culinary needs. But the real showstopper? The breathtaking sea views that can be enjoyed from the lounge, kitchen and bathroom. You also can enjoy your very own private garden, situated to the rear of the property. Don't miss out on this rare opportunity to own a piece of paradise in Sunny Sandgate. Schedule a viewing today before it's too late!

Entrance Hall

Lounge/Dining Room

16' 4" x 10' 4" (4.98m x 3.15m)

Kitchen/Breakfast Room

16' 2" x 8' 2" (4.93m x 2.49m)

Bedroom One

14' 6" x 11' 0" (4.42m x 3.35m)

Bathroom

8' 3" x 6' 1" (2.51m x 1.85m)

Bedroom Two

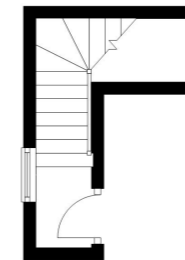11' 5" x 9' 7" (3.48m x 2.92m)

Rear Garden

Lease + Service Charges

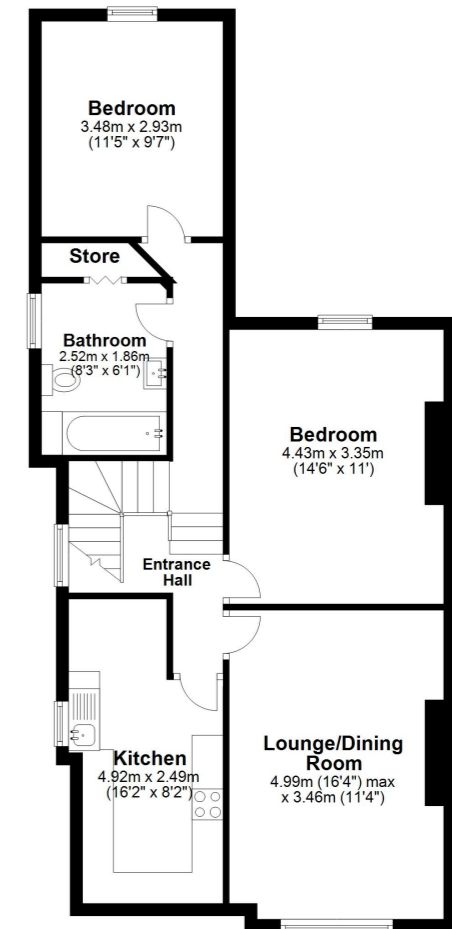We understand the properties will have a new lease and a 1/3rd share of the freehold.

There will be a service charge of £1200 per annum.

There is no ground rent to pay.

Second Floor
Approx. 70.3 sq. metres (757.2 sq. feet)

Bedroom
3.48m x 2.93m
(11'5" x 9'7")

Store

Bathroom
2.52m x 1.86m
(8'3" x 6'1")

Bedroom
4.43m x 3.35m
(14'6" x 11')

Entrance Hall

Kitchen
4.92m x 2.49m
(16'2" x 8'2")

Lounge/Dining Room
4.99m (16'4") max
x 3.46m (11'4")

First Floor
Approx. 4.9 sq. metres (53.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.