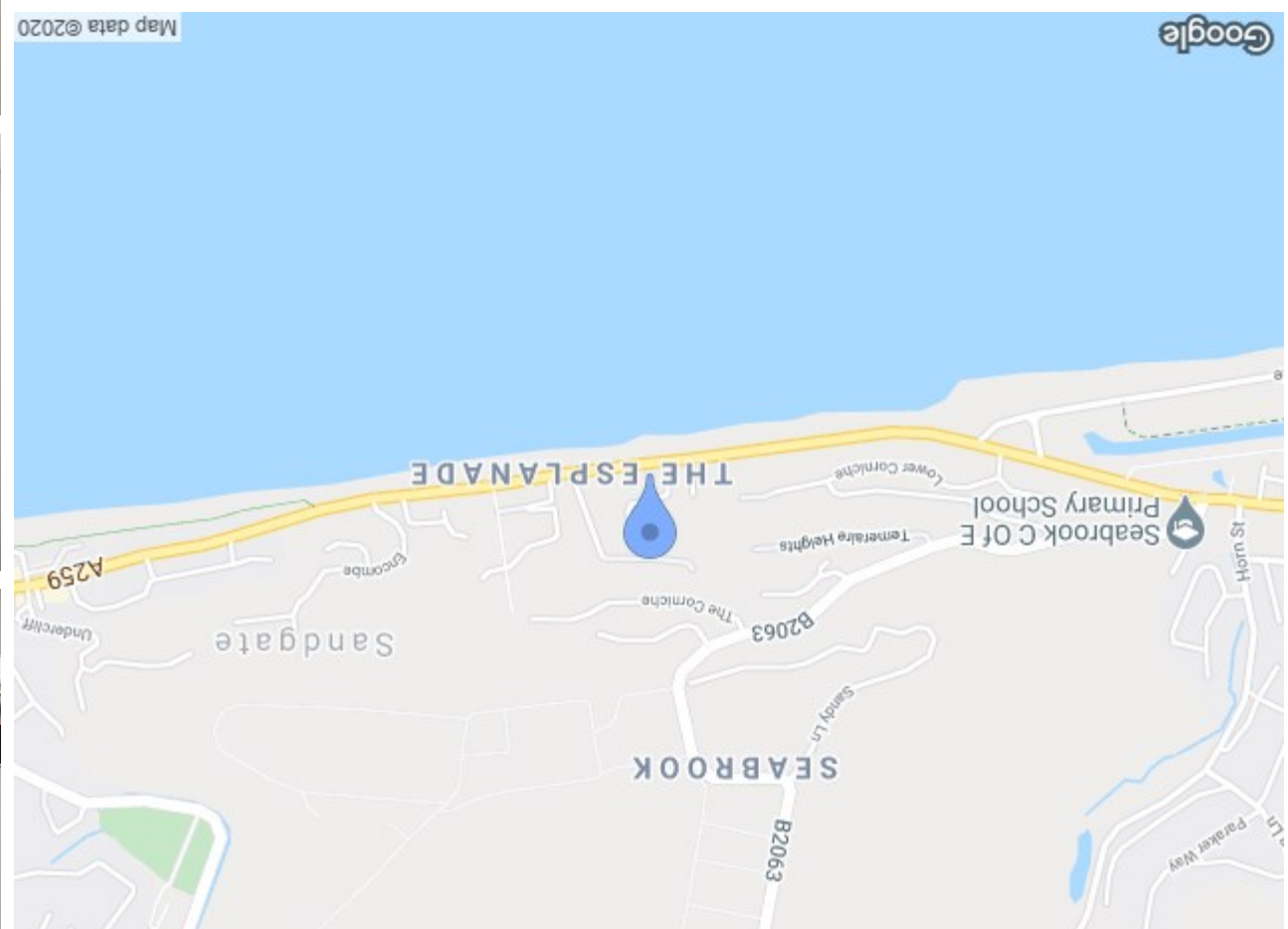
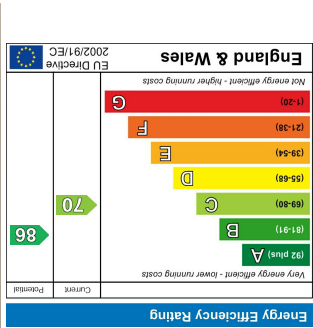


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



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Relocation

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The Property Ombudsman

101 Sandgate Road, Folkestone, Kent, CT20 2BQ

01303 255335 e. folkestone@milesandbarr.co.uk

YOUR PROPERTY AGENT

- Three Bedrooms
- Panoramic Sea Views
- Off Street Parking
- Garage with Electric Door
- Ensuite Bathroom
- Great Schooling at Junior and Grammar Levels
- High Speed Link to London
- Very Sought After Location
- Beautifully Presented
- Courtyard Garden

LOCATION

Sandgate

Sandgate is a highly sought after area to live and offers excellent schooling, beautiful coastal walks and offers a more peaceful way of life. Close enough to both Folkestone and Hythe High Streets and superb transport links, but far enough away to enjoy the sound of the sea lapping at the shore.

Folkestone

Fast becoming a sought after place to be, Folkestone has seen much regeneration over the past few years, with much more planned going forward, especially surrounding the town centre and Harbour. Folkestone has a large array of shops, boutiques and restaurants as well as many hotels and tourist attractions. Folkestone is fortunate to have two High Speed Rail links to London, both offering a London commute in under an hour. There are great transport links to surrounding towns and cities and easy access to the continent too. With so much going on and with the future bright, Folkestone is an excellent location to both live and invest in.

ABOUT

BEAUTIFULLY PRESENTED HOME WITH PANORAMIC SEA VIEWS!

MILES AND BARR are delighted to offer this three double bedroom home to the market.

Being located on one of Sandgate's most premier roads, set across from the sea front, this home is within easy reach of Folkestone, Sandgate and Hythe town centres, offers great schooling at both Junior and Grammar levels as well as excellent transport links via road and train, including the high speed link to London, making this home ideally situated for all your needs.

Inside you will find the home to be very well presented throughout and offers well laid out accommodation over three floors. On the ground floor you have an entrance hall that leads to an internal garage with electric roller door and further on, to a very well appointed shower room with double walk in shower and under floor heating. Up on the mezzanine and first floor is a very modern and well-appointed kitchen with a range of integrated Bosch appliances, including induction hob with central extractor, wine fridge, fridge and freezer, microwave and dishwasher, all this plus having a breakfast bar, direct access to the courtyard garden and being laid to tiled flooring. The lounge enjoys stunning sea views which has bi-folding doors leading to your very own balcony, perfect for drinking in those uninterrupted views. Following the stair case up, which has had hand crafted features added and also L.E.D. lighting annotating the craftsmanship, you will find a further two double bedrooms with the master suite enjoying a dressing area and a fully fitted ensuite bathroom, also benefiting from glorious sea views.

With private off street parking, stunning views, great presentation and being in a very sought after location, we suggest you call MILES AND BARR today for more information and your chance to view this fantastic home.

DESCRIPTION

GROUND FLOOR

Entrance Hall

Garage 16'9" x 8'3" (5.11m x 2.51m)

Shower Room 7'7" x 3'8" (2.31m x 1.12m)

Mezzanine and First Floor

Kitchen / Breakfast Room 11'9" x 8'6" (3.58m x 2.59m)

Lounge 16'1" x 11'9" (4.90m x 3.58m)

Balcony with Panoramic Sea Views

Bedroom 11'8" x 8'10" (3.56m x 2.69m)

Mezzanine and Second Floor

Bedroom 11'8" x 8'10" (3.56m x 2.69m)

Master Bedroom with Sea Views 11'9" x 10'1" (3.58m x 3.07m)

Dressing Area

Ensuite Bathroom 7'1" x 5'5" (2.16m x 1.65m)

Outside

Courtyard Garden

Off Street Parking

