

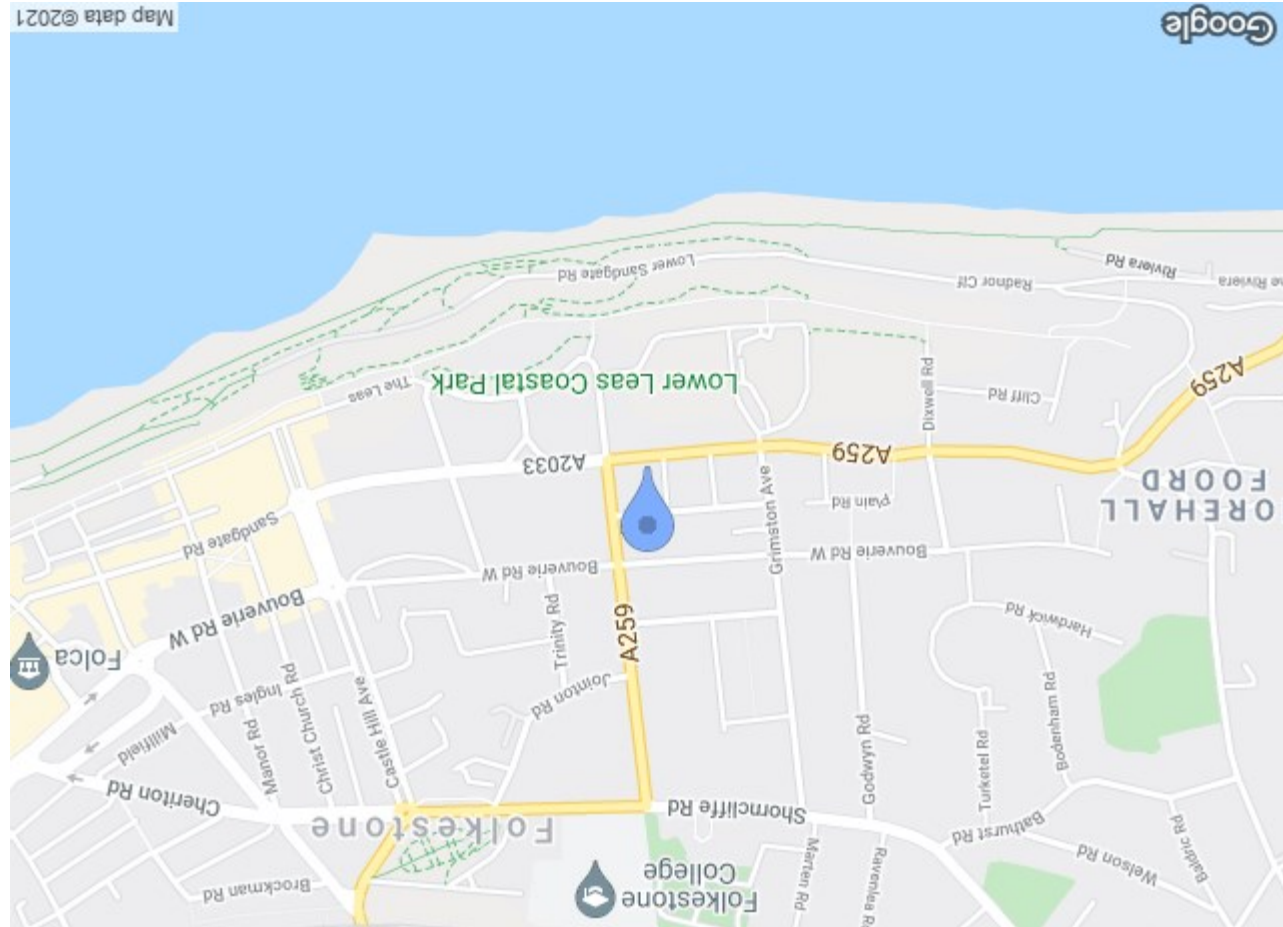
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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

miles & barr
...valuing people, not just property

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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(43-54)
F	(21-42)
G	(1-20)
Very energy efficient - lower running costs	
Current	Potential
74	56



SANDGATE ROAD FOLKESTONE



SANDGATE ROAD
FOLKESTONE

GUIDE PRICE £385,000

- Garden flat with parking
- Three double bedrooms
- Family bathroom plus separate shower room
- Modern kitchen with Neff appliances
- Dining room leading to garden with raised decked seating
- West End location

LOCATION

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

IMMACULATE GARDEN FLAT IN FOLKESTONE'S SOUGHT AFTER WEST END JUST A SHORT WALK FROM THE LEAS!

The property has been beautifully refurbished by the current owners making this a fantastic home and ready for the next owners to move in and make their own. From the high ceilings to the original cornice's, this property oozes the character and charm of a previous ere. As soon as you come inside you will immediately be struck by the grandeur and attention to detail. The accommodation is set off a central hallway the length of the property. To the right as you come in is the grand lounge with fireplace and floor to ceiling windows. To the left is the modern open plan kitchen which has been opened up to extend into the dining space plus the addition of a utility room. The kitchen has been done to the highest specification with Neff appliances and solid wood worktops. This bright open space creates a great place for modern family living or entertaining friends. Off the kitchen is the beautifully landscaped garden which comprises of a raised decked area with steps leading to a courtyard area with artificial grass and patio seating area. The garden also offers rear access to the property and access to the off street parking. Back inside and along the hallway you then come to the bedrooms. On the south side are two grand doubles with built in wardrobes and large windows. There is a modern family bathroom with four piece suite plus a separate shower room. There is also a third bedroom which is currently being used as an office. With the wealth of living space and immaculate finish, this property is sure to be snapped up quick. For your viewing, call sole agents, Miles & Barr.

DESCRIPTION

- Ground Floor
- Entrance Hall
- Lounge 18'3 x 17'6 (5.56m x 5.33m)
- Kitchen 12'9 x 12'6 (3.89m x 3.81m)
- Dining Room 12'7 x 9'0 (3.84m x 2.74m)
- Utility Room
- Bedroom One 17'5 x 13'7 (5.31m x 4.14m)
- Shower Room
- Bedroom Two 13'2 x 13'10 (4.01m x 4.22m)
- Bedroom Three 10'7 x 9' (3.23m x 2.74m)
- External
- Garden
- Parking

