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Energy Efficiency Rating	
Very energy efficient - lower running costs	A
(92 plus)	
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Map data ©2022

SANDGATE ROAD FOLKESTONE

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SANDGATE ROAD FOLKESTONE

£125,000

- One Bedroom
- Sea View
- Updated Kitchen and Shower Room
- Upgraded Heating
- Extended Lease
- Beautifully Presented
- Lift Service
- Retirement Apartment
- Walk to Town and Sea Front
- Chain Free

LOCATION

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.

West End

Famed for it's sought after and salubrious location, the West End of Folkestone is arguably the most desirable place to live. It provides an array of homes ranging from large executive styles to period apartments on the sea front and is most enjoyed for its close proximity to the sea and town and also the great train links it offers to London, allowing a commute in under an hour!

ABOUT

SEA VIEWS with this Beautifully Presented Retirement Apartment!

Miles and Barr are very pleased to offer this one bedroom top floor apartment to the market. Homepine House is set on the popular Sandgate Road and offers an easy walk to the main High Street and The Leas Promenade overlooking the English Channel and seafront, therefore making this home ideally set for all your needs.

Set on the top floor with a lift service available, the apartment has undergone much refurbishment and upgrading which includes both the kitchen and shower room, the whole heating system and re plastering throughout. The apartment now offers accommodation comprising; entrance hall, storage, good sized lounge/diner with views overlooking the gardens and across the channel, kitchen, shower room and double bedroom with fitted wardrobes, again with stunning sea views. To the rear are lovely and well tended gardens leading on to the sea front.

Homepine House has communal areas where there is always something going on, generating a lovely community feeling. There is a house manager on call for your needs and emergency pull cords for peace of mind.

This particular also comes with and extended lease, and with the stunning sea views, we suggest you move quickly before this one is snapped up, call MILES AND BARR today to organise your viewing!

DESCRIPTION

- Entrance
- Top Floor Lift Service
- Entrance Hall
- Lounge 18'01" x 10'06" (5.51m x 3.20m)
- Kitchen 7'02" x 5'05" (2.18m x 1.65m)
- Bedroom 14'09" x 8'09" (4.50m x 2.67m)
- Shower Room 6'09" x 5'04" (2.06m x 1.63m)
- Storage
- Communal Areas
- Lounge / Bar
- Laundry Room
- External
- Gardens

