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chartered surveyors



21C, The Crescent, Folkestone, CT20 3EE

Guide Price £599,995



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Folkestone, CT20 3EE

AVAILABLE NOW! The Crescent, Sandgate - Reserve your home by the sea!

Introducing this brand new 4-bedroom family home, built to a high specification, and located in central Sandgate set back from the High Street. Ideally situated for the beach while enjoying the bustling and popular Sandgate.

21C The Crescent (£625,000) - One of three brand new 4-bedroom townhouses and our Show Home, this end terrace consists of 4 double bedrooms, with the principal bedroom on the top floor having sea views, large kitchen with island and dining area with double doors opening into the living room for a multi-functional living space, family bathroom, separate en-suite shower room, and additional W.C. You can also enjoy the peace and relaxation of a private, decked rear garden and benefit from off road parking.

Contact Smith Woolley for more information on individual plots and prices and to book a viewing: 01303 226622.





Full Description

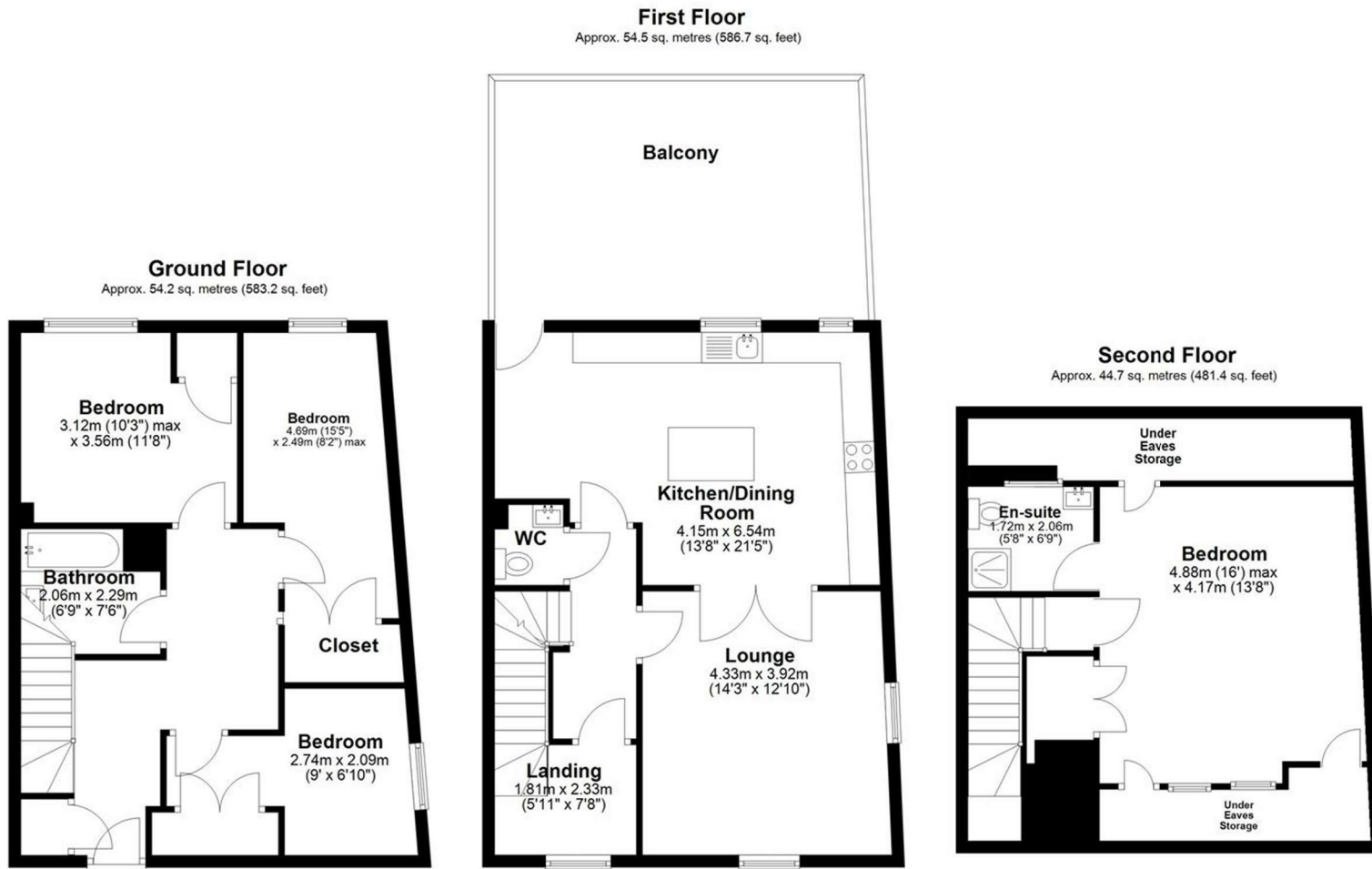
Bedroom 3	8'11" x 6'10" (2.74 x 2.09)
Entrance hall	
Bedroom 2	15'4" x 8'2" max (4.69 x 2.49 max)
Bedroom 1	10'2" max x 11'8" (3.12 max x 3.56)
Bathroom	6'9" x 7'6" (2.06 x 2.29)
Landing	5'11" x 7'7" (1.81 x 2.33)
W.C.	
Lounge	14'2" x 12'10" (4.33 x 3.92)
Kitchen / Dining room	13'7" x 21'5" (4.15 x 6.54)
Principal Bedroom	16'0" max x 13'8" (4.88 max x 4.17)

- AVAILABLE NOW
- High specification
- 4 bedroom family home
- Private rear garden
- Close to beach and High Street
- Off road parking





Floor Plans (*Additional floors may be continued on further brochure pages)



Total area: approx. 153.4 sq. metres (1651.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

EPC

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Office on 01303 226622 if you wish to arrange a viewing appointment for this property or require further information.

43 Castle Hill Avenue, Folkestone, Kent, CT20 2RB

Tel: 01303 226622 Email: enquiries@smithwoolley.com <https://www.smithwoolley.com>

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.