



The Esplanade, Sandgate, Folkestone



Gloster Terrace
3 The Esplanade
Sandgate
Folkestone
Kent
CT20 3DT



Description

Ground Floor

- Porch
- Hallway
- Reception Room
13'6 x 12'0
(4.11m x 3.66m)
- Dining Room
12'11 x 10'1
(3.94m x 3.07m)
- Kitchen
13'8 x 8'9
(4.17m x 2.67m)
- Conservatory
14'9 x 5'3
(4.50m x 1.60m)

First Floor

- Landing
- Reception Room/Bedroom
15'11 x 13'6
(4.85m x 4.11m)
With built-in shelving
- Bedroom
12'11 x 10'1
(3.94m x 3.07m)

- Study
8'0 x 5'3
(2.44m x 1.60m)
With cupboard
- Bathroom

Second Floor

- Landing
- Bedroom
16'0 x 13'9
(4.88m x 4.19m)
- Bedroom
14'8 x 8'10
(4.47m x 2.69m)
With built-in cupboard and shelving
- Bath and Shower Room

Third Floor

- Bedroom
14'5 x 13'9
(4.39m x 4.19m)
Plus eaves storage

External

- Front Garden
Patio area

Property

This five-bedroom family home is located just a stones throw away from Sandgate beach and has stunning sea views from three of its four floors. The property offers vast living accommodation which is apparent as soon as you enter the property through the porch area into the hallway with its high ceilings. This continues as you walk into the large living space which is made up of a lounge and dining area, there are stunning sea views out of the front windows and a gas fire. From the dining area you have access into the conservatory which could be used for a variety of uses such as a home office or child's playroom, there is also a large serving hatch through to the fully fitted kitchen with granite work surfaces and plenty of cupboard space.

On the first floor there is the second living space which makes the most of the amazing sea view, but could easily become a large bedroom if required. There is also a study, family bathroom and double bedroom on this floor. Rising to the second floor you will find two more double bedrooms with the master bedroom benefiting from the sea views and another family bathroom with both bath tub and double shower. Finally, on the top floor is another double bedroom, ideal for guests or a family member who wishes to have their own floor.

The property is found very close to Sandgate High Street which offers a variety of shops, bars and restaurants. Folkestone West railway station is just over a mile away providing a high-speed rail service to London. Folkestone also offers a wider variety of shopping, dining and recreational facilities. The area has a number of highly regarded schools including Sandgate Primary, Folkestone School for Girls and Harvey Grammar schools. Access to the M20 and Channel Tunnel terminal is also within easy reach. The quaint cinque port town of Hythe is approximately 2 miles away.



Our Time Here

From our perspective, there is no better place to live than a coastal location. The scenery is ever-changing when you're looking out to sea which makes it a magical place to be.

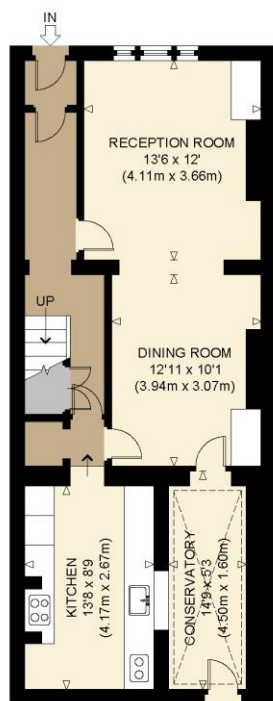
We have an ideal family home, which is great for hosting people when they visit and holding the occasional party as there is plenty of room to spread out. We have uninterrupted views on every floor across the Channel to France on a clear day. Being able to sit out on the patio on a sunny day for meals, a coffee or with friends is one of our favourite things about living here.

Along with restaurants, there are some lovely Artisan cafes in Sandgate just a ten-minute walk away. One Saturday a month there is an evening do at the Spanish Tapas bar which sells out almost immediately – it is a fantastic place to eat. There are plenty of places that are family orientated and dog-friendly.

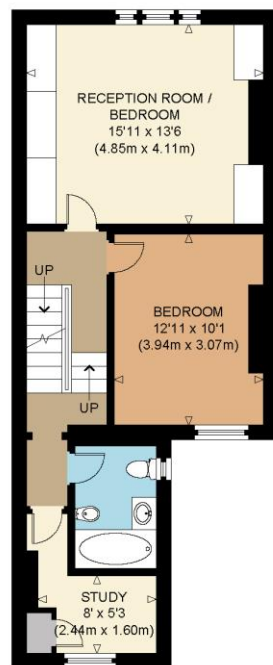
Folkestone is also close by, which offers plenty of amenities for shopping, food and drinks, family activities and travelling out of the area. The high-speed train to London is under an hour and you can also get across to Ashford for links onto the continent.

Now seems the right time for us to downsize but we are going to miss the views and the space from the four floors and five bedrooms of our home.

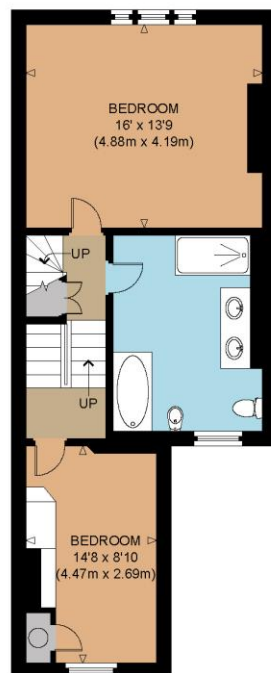




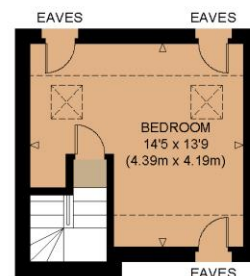
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 665 SQ FT / 61.8 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 568 SQ FT / 52.8 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 578 SQ FT / 53.7 SQ M



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 203 SQ FT / 18.8 SQ M



GLOUCESTER TERRACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2014 SQ FT / 187.1 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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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 (CO₂) 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	

MILES & BARR
EXCLUSIVE

14 Lower Chantry Lane, Canterbury, Kent CT1 1UF
Tel: 01227 200600
Email: exclusive@milesandbarr.co.uk

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