



Charles Bainbridge



Flat 10 Varne Court, The Riviera, Sandgate,
Folkestone, Kent, CT20 3SU

£650,000







A three bedroomed penthouse apartment with uninterrupted panoramic sea views in the popular area of The Riviera in Sandgate. Varne Court has a lift to all floors, is very well maintained throughout and boasts a beach front location. The apartment is well presented with light and spacious open plan living accommodation comprising a large sitting room with Juliet balcony and dining area with patio doors onto the balcony. The kitchen is well equipped with integrated appliances and the washing machine is neatly away in a hallway cupboard. The main bedroom has built-in wardrobes and an ensuite shower room and there are two further double bedrooms, both with built in storage. There is also a lobby, the family bathroom with a separate shower and bath and a further additional w/c. The property has a large loft space, plenty of storage cupboards and benefits from gas fired central heating and double-glazed windows and doors. The property has a decked balcony with views over the English Channel, and on a clear day to France. To the rear of Varne Court is a gated communal garden area with its own steps to the promenade and beach beyond. There is underground secure parking with two allocated spaces and further visitor spaces in the car park to the front.

The Riviera in Sandgate is a sought after retreat by the coast situated to the edge of the village. The Esplanade provides lovely walking, running and cycling and leads to the Lower Leas Coastal Park to the East and through Sandgate and onto Hythe to the West. Sandgate is steeped in history and has an eclectic range of shops and amenities including cafes, public houses, restaurants and leisure facilities. There is a popular Primary school and further education facilities and larger supermarkets can be found in the adjoining towns of Cheriton, Hythe and Folkestone. The nearby M20 provides vehicular links to Ashford, the port of Dover and London. From the neighbouring town of Folkestone links to London can be reached in under an hour.

Services: All mains services are understood to be connected.

Tenure: Leasehold with a tenth share of the freehold.

Lease term: 125 years from 1st October 1991

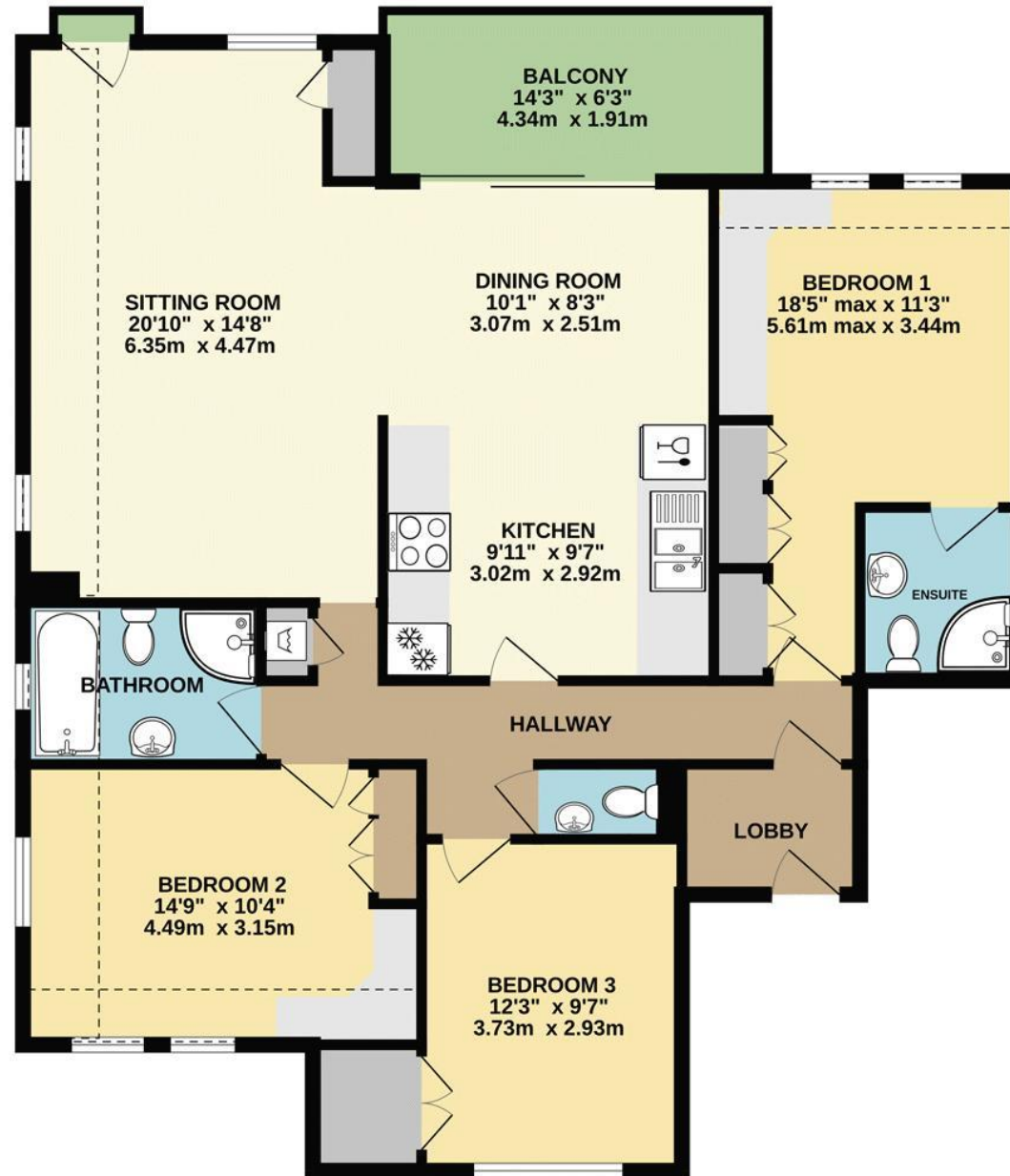
Service Charge: Approx £2,912.18 per annum paid in six monthly instalments (includes water).

Council Tax Band: F

Local Authority: Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue,
Folkestone, Kent, CT20 2QY.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com

UPPER FLOOR FLAT
1183 sq.ft. (109.9 sq.m.) approx.



TOTAL FLOOR AREA: 1183 sq.ft. (109.9 sq.m.) approx.

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

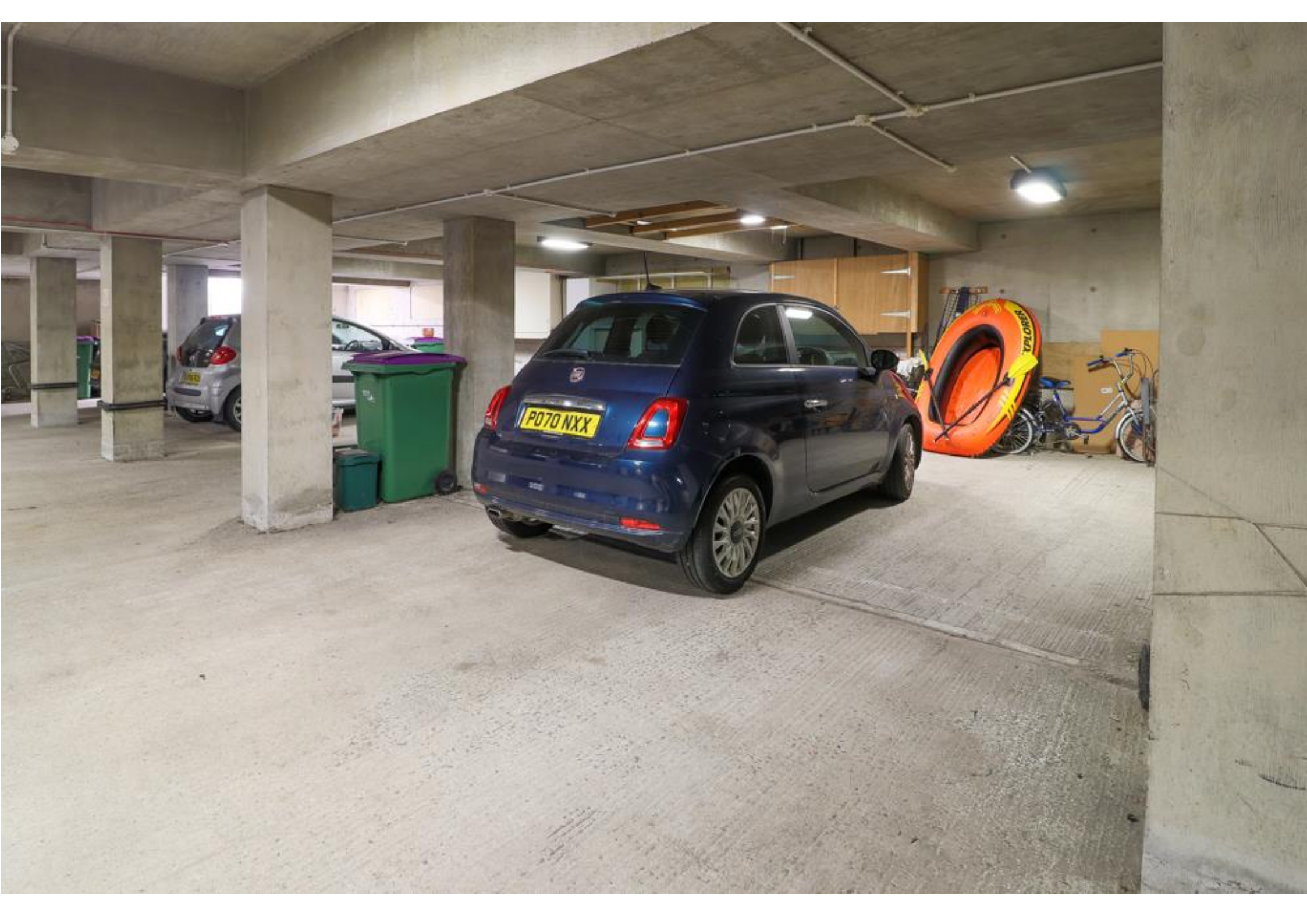




















Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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