



# smith woolley

chartered surveyors

82b, Sandgate High Street, Folkestone, CT20 3BX  
Guide Price £270,000



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## Folkestone, CT20 3BX

Smith Woolley are delighted to bring to the market this spacious first and second floor maisonette nestled in a charming seaside location. Boasting a convenient position on the High Street in Sandgate, the property offers a unique opportunity for those seeking a vibrant coastal lifestyle. The beach and promenade are just a stone's throw away and both the sitting room and main bedroom enjoy views to both the beach and sea. Leisurely walks can also be enjoyed along the beach front to both Folkestone Harbour and Hythe.

With no forward chain, this self contained flat enjoys the benefit of it's own front door giving access to spacious three bedroom living accommodation arranged over two floors. The south facing, double glazed windows to the front ensure that there is plenty of natural light. There is a good sized kitchen/dining room, living room, 3 bedrooms, family bathroom, an en-suite shower room/W.C., double glazing and gas-fired central heating. The flat itself provides a well proportioned and comfortable living space, with ample natural light streaming through the windows.

The location offers the convenience of local amenities right at your doorstep. Whether you fancy a quick coffee, or a meal out, everything you need is within easy reach. The vibrant community of Sandgate is known for its friendly atmosphere and offers a range of activities and events throughout the year, making it an ideal place to call home.

For those who commute, the flat is well-connected to Folkestone and beyond with excellent transport links nearby, including the high speed rail link from both of Folkestone's mainline train stations with a journey time of less than one hour to London St Pancras. This property is perfect for buyers looking for a blend of coastal and town living.

This flat, ideally situated, presents an excellent opportunity to embrace a lively lifestyle in a lovely, seaside location. With it's charming surroundings, it is a property not to be missed.

Leasehold: 125 years







## Full description

### Hallway

### Kitchen/Dining Room

11'9" x 20'4" (3.60 x 6.20)

### Living Room

14'8" x 20'4" (4.49 x 6.20)

### Principal Bedroom

14'8" max x 17'9" (4.49 max x 5.43)

### En-suite

### Bedroom 2

11'10" max x 11'4" (3.61 max x 3.47)

### Bedroom 3

11'6" x 8'2" (3.52 x 2.49)

### Family Bathroom

- Seaside location
- Three bedrooms
- En-suite to Main Bedroom
- Spacious living accommodation
- Excellent local transport links
- High Speed rail links to London







**FOR SALE**

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THE SANDGATE

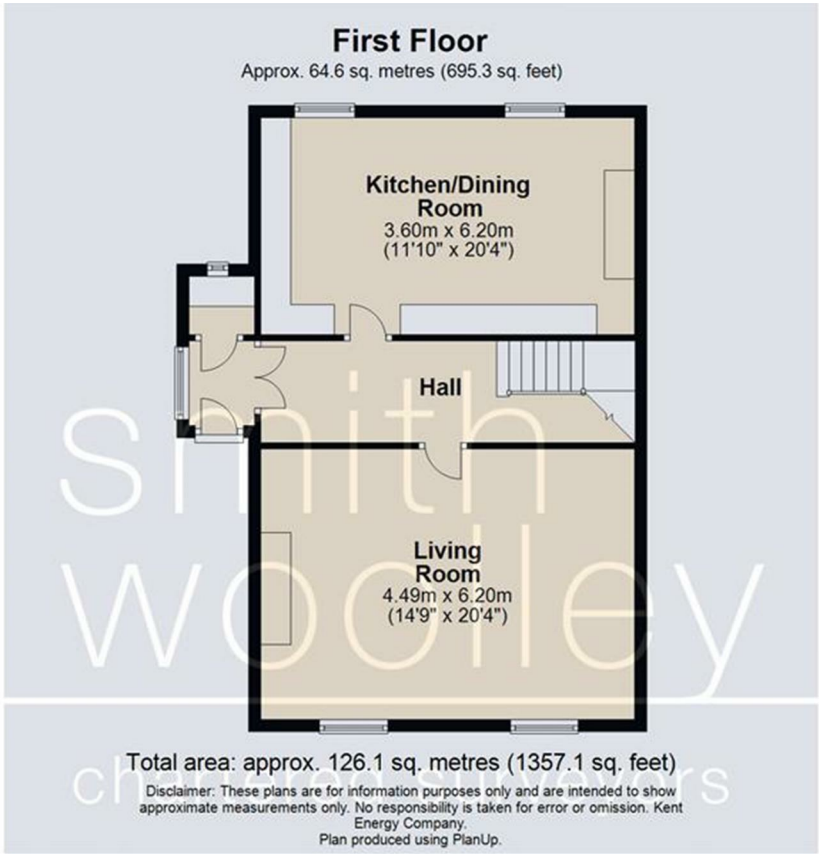
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RESTORE YOUR BODY. REVITALISE YOUR HEALTH.

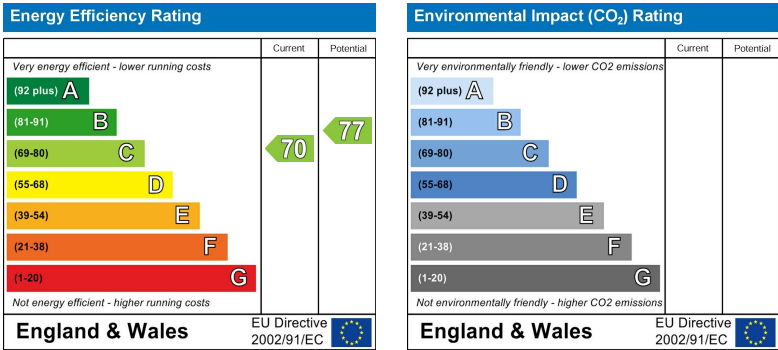




Floor Plans (\*Additional floors may be continued on further brochure pages)



EPC



Viewing

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