

FREEHOLD FOR SALE

smith
woolley
chartered surveyors



**21 The Crescent, Sandgate,
Kent CT20 3EE**
Planning permission to
reconfigure to 3 town houses



43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

www.smithwoolley.com 01303 226622 sales@smithwoolley.com

Situation

21 The Crescent is situated in a much sought after, tucked away location, just off Sandgate High Street, with its range of coffee shops and restaurants, and the pebble beach and promenade with its lovely beachside walk to both Folkestone and Hythe.

Communications are excellent with access to the continent by the Channel Tunnel at Cheriton, or via Dover harbour. The M20 motorway is a short drive away and the high-speed rail link with a journey time of under an hour to London St Pancras is within walking distance, together with rail services to Ashford and London Charing Cross.

Description

This former telephone exchange building is currently laid out to provide 2 ground floor flats, with a large flat on the First Floor. There is a forecourt parking area for 3 cars and bin storage. To the rear is a steeply sloped garden.

Planning

Planning permission was granted on 7 November 2023 under Application No. 23/0646/FH for the reconfiguration of 3 flats to create 3 dwelling houses to include new windows, doors and roof lights, together with works to form individual rear amenity areas for each unit.

Development

The proposal aims to reconfigure the building to create three 3-storey town houses utilising the roof void. The gross internal areas for each until are:-

HOUSE	APPROX. SQ M	APPROX SQ FT
1	122	1313
2	104	1127
3	132	1421

Local Authority

Folkestone & Hythe District Council
01303 853000 www.folkestone-hythe.gov.uk

Services

Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure the availability and sufficient capacity to service the proposed development.

Energy Performance Certificate

Full EPC recommendation reports and certificates are available upon request.

Tenure

Freehold with vacant possession.

Price

Offers are invited at a guide price of **£700,000**.

Legal Costs

Each party to pay their own costs.

Viewings

Strictly by appointment through these offices.

For Further Information Contact:

Siobhan Wood
siobhan.wood@smithwoolley.com
01233 640800

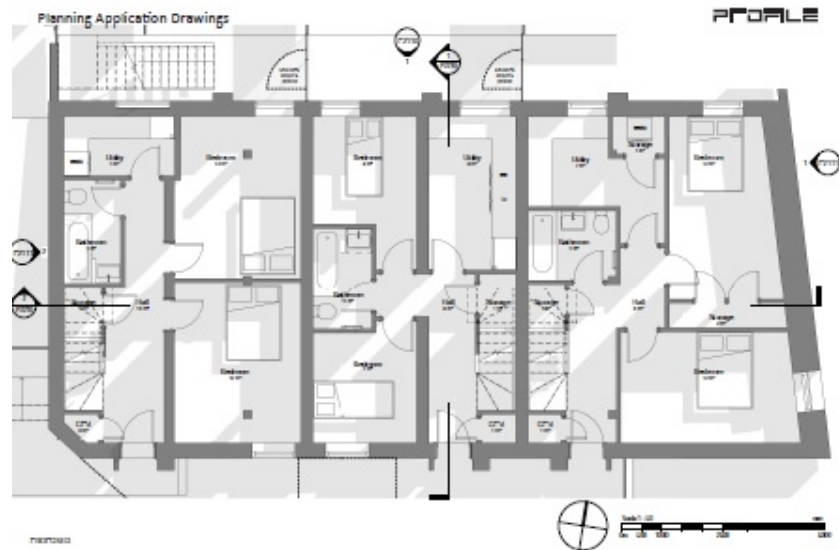
Philip Clapham
philip.clapham@smithwoolley.com
01303 226622

www.smithwoolley.com

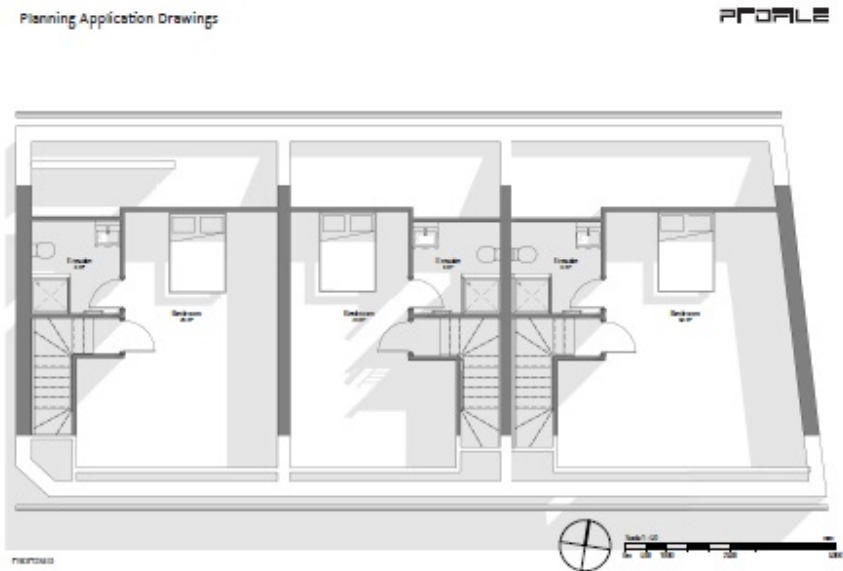
SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request) 2446/June 2024

GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

