



## Castle Bay

Sandgate Folkestone CT20 3DU

- Beautifully Presented
- Semi-Detached House
  - Sun Terrace
- Off Road Parking & Garage
- Three Bedrooms
  - Sea Views
  - Rear Garden

**Asking Price £450,000 Freehold**







Mapps Estates are delighted to bring to the market this beautifully-presented two/three bedroom semi-detached residence in the popular coastal village of Sandgate and enjoying superb views across the English Channel to the French coastline beyond. The accommodation comprises a modern fitted kitchen, a living room opening to a south-facing sun terrace, a dining room/bedroom three, two bedrooms and a shower room. Outside, the property enjoys off-road parking and a garage, while to the rear is a terraced garden, hard-landscaped for low maintenance. An early viewing comes highly recommended.

Located in the sought-after village of Sandgate and just a short walk to the seafront, which offers beautiful coastal walks and is within easy reach of an array of restaurants, bars and boutique shops. Both Folkestone and Hythe are just a short car journey away and offer a much wider range of shopping facilities and supermarkets. Sandgate offers excellent schooling for both primary and secondary education, with the Folkestone School for girls being a short walk up the hill. Superb transport links are available in the area with the M20 motorway, Chanel Tunnel, and Port of Dover all easily accessed by car. The fast rail service from Folkestone West station is available and allows access into London St Pancras in approximately 50 minutes.

#### Ground Floor:

##### Living Room

max points  
With UPVC frosted double glazed entrance door to side, large front aspect UPVC double glazed window and sliding door to sun terrace taking in the sea view, high quality wood effect 'Amtico' flooring, wall light point, coved ceiling, two radiators, bevelled glass panelled door to-

##### Inner Hallway

With stairs up to half landing, walk-in understairs store cupboard with consumer unit, further shelved store cupboard, 'Amtico' flooring, open doorway to-

##### Modern Fitted Kitchen 11'7 x 8'2

With two side aspect UPVC double glazed windows and back door to side alleyway, range of grey gloss finish store cupboards and drawers with fitted spotlights to the wall mounted cupboards, feature shelved store cupboard with metal roller door, roll top work surfaces with matching upstands, tiled splashbacks and concealed lighting over, inset one and a half bowl sink/drainers with mixer tap over, inset electric hob with extractor canopy over, fitted high level electric oven, integrated fridge/freezer, space and plumbing for washing machine and slimline dishwasher (included in sale), wood effect vinyl flooring, radiator.

##### Dining Room/Bedroom Three 9'5 x 8'3

With large rear aspect UPVC double glazed window and door to back garden, wood effect laminate flooring, radiator.

### **Shower Room 7'5 x 5'5**

With UPVC frosted double glazed window, large shower cubicle with Triton electric shower, sliding door and 'Aquaboard'ing to walls, wash hand basin with mixer tap over and white gloss finish store cabinets under, WC, tiled walls and floor, wall-mounted shelved store cupboard, heated towel rail.

### **First Floor:**

#### **Landing**

**With doors to both bedrooms.**

### **Bedroom 17'6 x 12'11 (max points)**

With front aspect UPVC double glazed window with stunning sea view, range of floor to ceiling fitted wardrobes to one wall with mirrored central doors, coved ceiling, radiator.

### **Bedroom 11'9 x 8'2**

With rear aspect UPVC double glazed window, internal glass bricks providing natural light to the stairwell, floor to ceiling wardrobes with mirrored sliding doors, wall-mounted Vaillant gas-fired combination boiler, built-in shelved linen cupboard, radiator.

### **Outside:**

The property enjoys a terraced garden to the rear, arranged over two levels (one laid to brick block paving, the upper tier laid to slate chippings) with a sea glimpse

from the upper level. Steps lead down to a pathway running along the rear of the house and to the side alleyway where there is an outside wall light and water tap and gated access to the front patio and sun terrace. Steps lead down to the garage and driveway which has been laid to brick block paving with terracing to one side laid to slate chippings.

### **Garage 16'2 x 9'**


With up and over door, gas and electric meters, power and light.



**Local Authority Folkestone & Hythe District Council**  
**Council Tax Band D**  
**EPC Rating C**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.