



## Castle Bay

Sandgate CT20 3DU

- First Floor Apartment
- Two Double Bedrooms
- Spacious Lounge/Diner
- South-Facing Balcony
- Garage & Allocated Parking
- Panoramic Sea Views
- Two Shower Rooms
- Modern Fitted Kitchen
- Communal Gardens
- No Onward Chain

**Asking Price £335,000 Leasehold - Share of Freehold**





Mapps Estates are delighted to bring to the market this immaculately presented first floor two bedroom apartment enjoying a south-facing balcony from which to admire stunning panoramic views of the English Channel. The well-proportioned accommodation comprises a welcoming reception hall, a spacious lounge/diner opening to the generous balcony, a modern fitted kitchen with integrated appliances, two double bedrooms and two modern shower rooms. The apartment also comes with allocated parking and a garage en bloc. being sold with no onward chain, 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, Channel 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:**

##### **Communal Entrance Lobby**

With stairs to first floor.

#### **First Floor:**

##### **Shared Entrance Lobby**

With automatic light, meter cupboard, private front door opening to reception hall.

##### **Reception Hall**

With built-in double shelved linen/store cupboard, entry phone, heating control panel, radiator, glazed panel double doors opening to lounge/diner.

##### **Lounge/Diner 23'9 x 13'6 (max)**

Narrowing to 11'3 in the dining area, comprising lounge area with UPVC double glazed windows and sliding door opening to balcony and enjoying a sea view, wood effect laminate flooring, coved ceiling, wall lights, dining area with side aspect UPVC tilt & turn double glazed window looking onto garden and with sea view, open doorway through to kitchen.



### **Kitchen 11' x 9'3**

With side aspect UPVC tilt & turn double glazed window looking onto garden and with sea view, modern fitted kitchen comprising a range of white gloss finish store cupboards and drawers, square edged worktops with tiled splashbacks, inset resin sink/drainers with mixer tap over, four ring ceramic electric hob with extractor canopy over, high level electric oven, integrated fridge/freezer, integrated AEG dishwasher, space and plumbing for washing machine, cupboard housing wall-mounted Alpha gas-fired combination boiler, recessed downlights, wood effect laminate flooring.

### **Balcony 12'11 x 6'**

Boasting panoramic sea views across the English Channel to France beyond, glazed panels to maximise the view, outdoor wall light and tap.

### **Bedroom 12'6 x 11'8**

With two UPVC double glazed tilt & turn windows enjoying a panoramic sea view, two fitted white gloss finish double wardrobes, coved ceiling, radiator.

### **Shower Room 7'9 x 5'10**

With large walk-in shower enclosure with rainfall shower and separate hand-held shower attachment, wash hand basin with mixer tap and mirror over and drawers under, WC, extractor fan, glass bricks for borrowed natural light from bedroom, chrome effect heated towel rail, wood effect flooring.

### **Bedroom 12'5 x 11'1**

With two UPVC frosted double glazed tilt & turn windows, coved ceiling, radiator.

### **Shower Room 7'4 x 4'5 (max points)**

With quadrant shower cubicle with rainfall shower, hand-held shower attachment and aquaboard panelling, wash hand basin with mixer tap and mirror over and store cabinet under, WC, extractor fan, wall-mounted electric heater, wood effect flooring.

### **Outside:**

The apartment block is set in well-tended communal gardens laid mostly to lawn. There are allocated and communal parking spaces next to the block and garages en bloc nearby; residents can also park in front of their own garage.

### **Garage 15'10 x 9'**

With up and over door.

### **Service Charge:**

We have been advised that the service charge is £2,352.80 for the current year payable quarterly in advance.

### **Lease Details:**

We have been advised there are 116 years remaining on the current lease, with a share of freehold; no ground rent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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

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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.