

**42A Sandgate High Street, Sandgate, Kent, CT20
3AP**

Offers In Excess Of £200,000

HUNTERS®
HERE TO GET *you* THERE

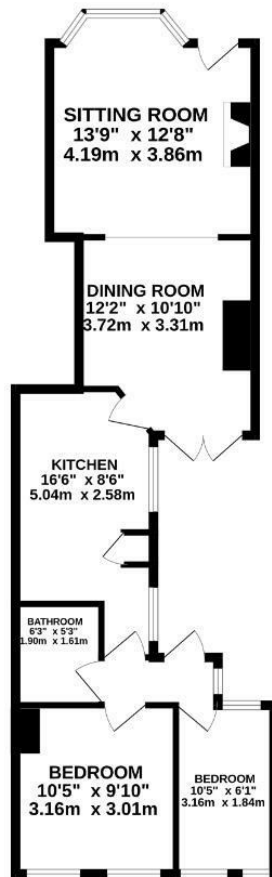
- LEASE LENGTH - APPROX 991 YEARS
- NO GROUND RENT OR MAINTENANCE CHARGES
 - SEA GLIMPSES

- SHARE OF FREEHOLD
 - 2 BEDROOMS
 - CLOSE TO AMENITIES

Hunters are pleased to offer for sale this ground floor flat in the heart of the costal village of Sandgate a short walk to the beach and the local amenities and eateries. The well presented living space comprises sitting room, dining room, fitted kitchen, bathroom and two bedrooms. There is a gravelled courtyard to the rear offering a lovely entertaining space. NO CHAIN

Location: Set in the heart of this most sought after costal village with access to the individual shops and businesses with a range of eateries. There is access to the town of Folkestone close by with a mainline train service to St. Pancras International in London and a large range of shops and stores, some excellent secondary and primary schools are close by. The coastal town of Hythe is within easy reach offering a range of facilities.





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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Viewing

Please contact our Hunters Folkestone Office on 01303 210335 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

93-95 Sandgate Road, Folkestone, CT20 2BQ

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