



## Sandgate Hill, Folkestone

- SUBSTANTIAL PROPERTY
- ARRANGED AS TWO UNITS
- SOUGHT AFTER LOCATION
- NO CHAIN
- SEA VIEWS
- PLANNING FOR THREE UNITS
- COUNCIL TAX BANDS B & A

**Asking Price £625,000**

**HUNTERS®**

HERE TO GET *you* THERE

# Sandgate Hill, Folkestone

## DESCRIPTION

Hunters are pleased to offer for sale the exciting opportunity to acquire this substantial semi-detached property having elevated SEA VIEWS, currently arranged as a ground floor apartment which is beautifully presented with character features to include fireplaces, moulded cornicing, high skirting boards and the adaptable living space is arranged to provide a principal double bedroom with built in wardrobes, additional bedroom, which by day has an exciting range of storage cupboards and by night a pull down concealed bed, there are two reception rooms, fitted kitchen and garden areas to the front and side. The upper maisonette is arranged over two floors, on the first floor there is a double bedroom, kitchen and sitting room with a spacious landing enjoying glorious sea views, on the second floor there are two bedrooms, shower room, bathroom and sitting room with stunning sea views. There are solar panels on the roof to benefit the property. Outside the gardens are arranged to rear together with an outside store.

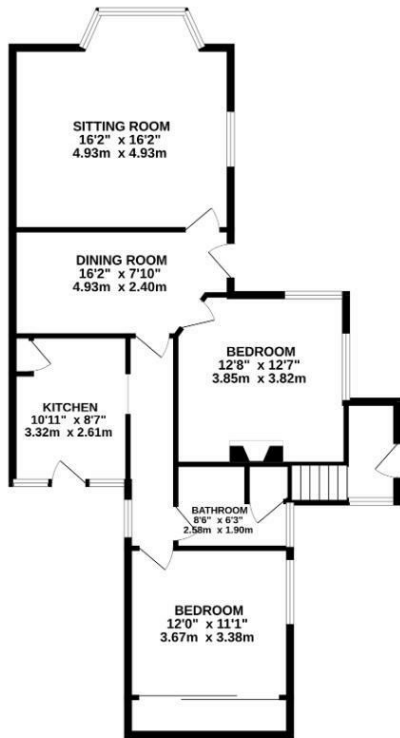
There is planning permission approved Y19/0365/FH. Subdivision of maisonette (Flat B) into 2 No. 2 bedroom flats together with extension of rear external staircase enclosure, lift to the upper floors and other external alterations.

Location: Set on the edge 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.

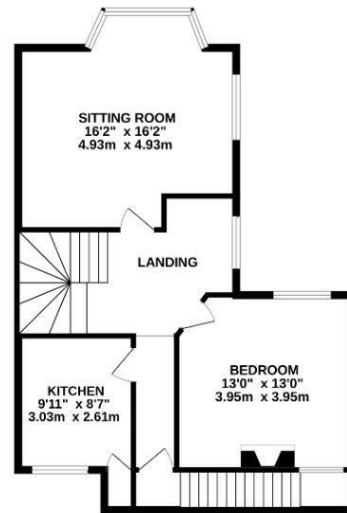




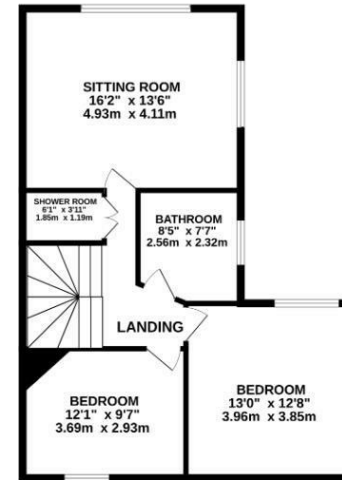
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	

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.

### 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.

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