



**St. Pauls Way, , Folkestone, CT20 3NT**

**By Auction £50,000**



# St. Pauls Way, , Folkestone, CT20 3NT

## DESCRIPTION

Hunters are pleased to offer for sale an exciting opportunity to purchase this parcel of land.

The coastal village of Sandgate is a short walk and famous for its antique shops, local shops, restaurants as well as the beach front where you can enjoy miles of beautiful coast line. The nearby Anscombe Park is a haven for natural wildlife, Henry VIII restored Sandgate Castle on the seafront together with a Napoleonic Martello Tower, all of which adds character and history to the village of Sandgate. Folkestone is also easily reached, which offers a wider range of facilities, along with the Folkestone Leas, also famous for its Victorian water lift, and bandstand.

There is a good choice of local primary schools including Sandgate Primary and Harvey Grammar school for boys and the Folkestone School for Girls. Recreation facilities, include a sports centre, swimming pools, football, bowls and cricket, there is a good choice of local golf courses, and fishing and water sports can be found along the coast and Royal Military Canal.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

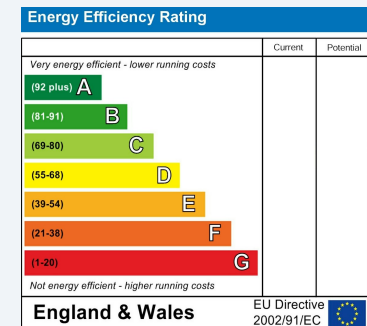
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



## 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.



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.

### Viewings

Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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