



## Wellington Place, Sandgate, Folkestone, CT20 3DL

- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- GARDEN ROOM
- PERMIT RESIDENTS PARKING
- IDEAL AIR B & B
- TWO BEDROOM TERRACE
- DOWNSTAIRS CLOAKROOM
- A STONES THROUGH FROM THE BEACH
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING

**Asking Price £375,000**





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## DESCRIPTION

**NO ONWARD CHAIN.** This spacious period cottage is ideally situated within a stones throw of the beach, which makes it the perfect coastal retreat.

This delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for both relaxation and entertaining guests.

With two spacious bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that each room serves its purpose effectively.

The bathroom is conveniently located, providing essential amenities for daily living. The terraced nature of the house adds to its appeal, offering a sense of community while still providing privacy.

Sandgate is known for its picturesque surroundings and proximity to the coast, making it a desirable location for those who appreciate both natural beauty and a vibrant local culture. With easy access to local shops, schools, and transport links, this property is perfectly situated for modern living.

In summary, this terraced house is a wonderful opportunity for anyone looking to settle in a lovely part of Folkestone. Its combination of space, location, and charm makes it a must-see for prospective buyers or renters alike.

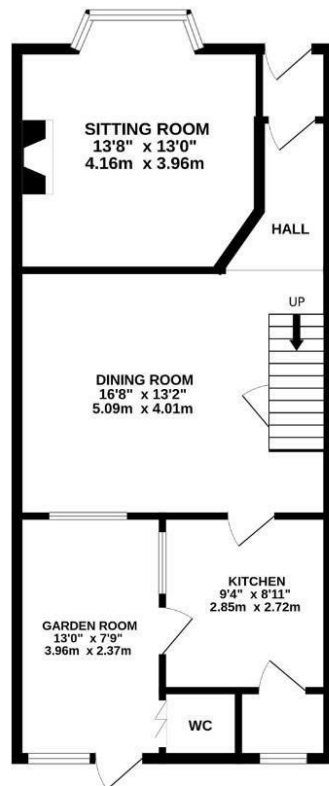




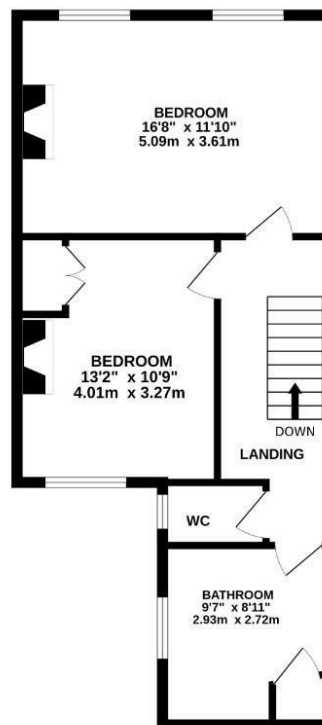




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.  
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### Viewings

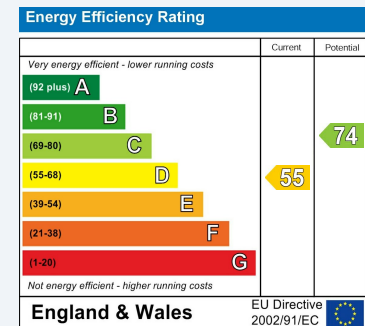
Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.