



HUNTERS[®]

HERE TO GET *you* THERE



Granville Parade, Sandgate

Guide Price £325,000



GUIDE PRICE OF £325,000 - £350,000. Situated on the sea front in the popular coastal village of Sandgate, this delightful flat conversion on Granville Parade offers amazing SEA VIEWS. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining friends and family. There is a modern kitchen with a range of wall and base units, modern shower room and separate cloakroom

The property's location is a significant highlight, as it is just a stone's throw away from the picturesque beach, where you can enjoy leisurely strolls along the seafront or partake in various water activities.

Sandgate itself is a vibrant community, boasting a selection of local shops, cafes, and restaurants, all within easy reach. The area is well-connected, making it convenient for commuting to nearby towns and cities.

This flat conversion presents an excellent opportunity for those looking to embrace a coastal lifestyle while enjoying the comforts of modern living. Whether you are a first-time buyer, a growing family, or an investor, this property is sure to meet your needs. Don't miss the chance to make this charming flat your new home.

Sandgate is a beautiful, highly desirable coastal village offering a wide range of restaurants, bars, and cafes. A short journey to Hythe in the East and Folkestone to the West reveals a fantastic collection of small independent shops and rich history as well as fresh local fish & chips and stunning coastal walks. You can also walk right along the flat seafront promenade from Sandgate right up to the up and coming Folkestone Harbour Arm, where high end restaurants and champagne bars can be found. What better way than to stroll along on a hot summers day without the need of having to drive.

There is also the lovely coastal market town of Hythe to your right, with a huge range of culinary delights to suit everyone's tastes. Folkestone West train station is only 2 miles away and provides a high-speed rail link to London, as does the M20 motorway. This house really does provide the best of both worlds, a welcome escape, and change of pace from the city with all the amenities you could possibly desire.

There is no service charge or ground rent and comes with a 30% share of the freehold.

Services - Mains Drainage, Mains Electricity, Mains Water

Heating - Gas

Broadband - Average Broadband Speed - 7mb to 1000mb

Mobile Phone Coverage -Good

Flood Risk - Very Low



- GLORIOUS SEA VIEWS
- UPPER FLOOR APARTMENT
 - THREE BEDROOMS
 - SITTING/DINING ROOM
 - FITTED KITCHEN
 - CLOSE TO AMENITIES
- SHARE OF FREEHOLD 30%
- NO ONWARD CHAIN
- SEPARATE CLOAKROOM







