



25 Spencer Court Sandgate Esplanade, Sandgate - CT20 3TJ
£850 pcm



25 Spencer Court Sandgate Esplanade

Sandgate, Folkestone

Top floor 1-bed apartment with living/dining room, kitchen, bathroom, covered balcony, panoramic sea views, double glazing, communal gardens, and allocated parking.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Top floor apartment
- Sea views over the English Channel and along the bay
- One bedroom
- Covered balcony
- Communal gardens
- Allocated parking space
- Holding deposit £196.00
- Deposit £980.00

Communal entrance hall

New carpets will be laid in communal areas in August 2026

Third floor

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Entrance hall

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Living/dining room

11' 7" x 10' 0" (3.53m x 3.05m)

Covered balcony

11' 6" x 3' 5" (3.51m x 1.04m)

Kitchen

8' 11" x 8' 3" (2.72m x 2.51m)

Bedroom

12' 0" x 9' 9" (3.66m x 2.97m)

Bathroom

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Outside

Communal grounds and gardens Allocated parking space

Holding deposit

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).





Laing Bennett

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DISCLAIMER – These details are for guidance only and do not form part of an offer or contract. Measurements are approximate. Laing Bennett Ltd and the Vendor/Landlord accept no liability. Services and appliances are untested. Applicants must make their own checks. Items shown may not be included. No staff have authority to give warranties.