



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Sandgate Road, Folkestone

Guide Price £145,000 - £210,000



NO ONWARD CHAIN. A light and airy ground floor apartment, which is ideally located within level walking distance to the town station and the popular leas area of Folkestone.

With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The flat features a spacious reception room, providing a welcoming space for relaxation or entertaining guests.

The property is situated in a vibrant community, with local amenities, shops, and transport links just a stone's throw away, making daily life both easy and enjoyable.

Folkestone itself is known for its stunning coastal views and rich history, offering a variety of leisure activities and cultural experiences. This flat 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 or seeking a rental investment, this property on Sandgate Road is not to be missed. Come and discover the potential of this lovely flat, where comfort meets convenience in a picturesque setting.

The property is in within level walking distance to the centre of Folkestone and is ideally placed for all the local amenities and Folkestone West and Central railway station offering a 55-minute journey to St. Pancras International, together with the town close by and all the individual shops and business' in Folkestone. The M20 motorway is a short drive away providing access to the Port of Dover and the Channel Tunnel. Access to the harbour Arm with an exciting range of eateries.

## SERVICE CHARGE - TBC

Services - Mains water, electricity and sewerage

Heating - Electric

Broadband - 16mb - 74mb

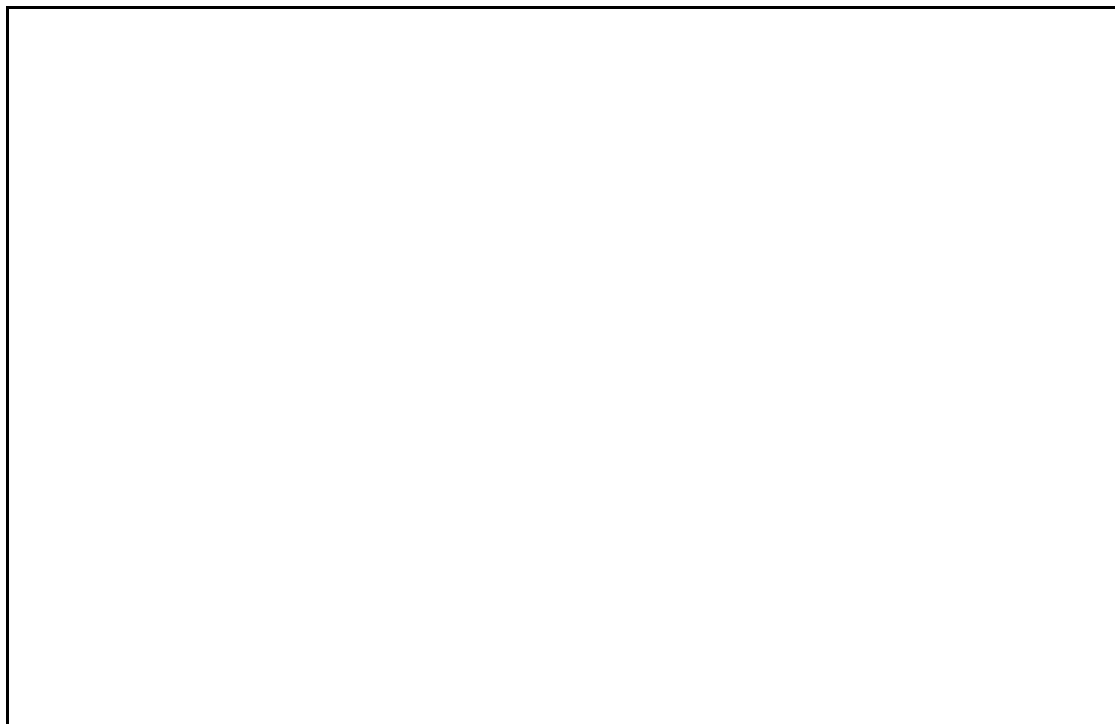
Mobile Phone coverage - Okay to Good

Flood Risk - Very Low

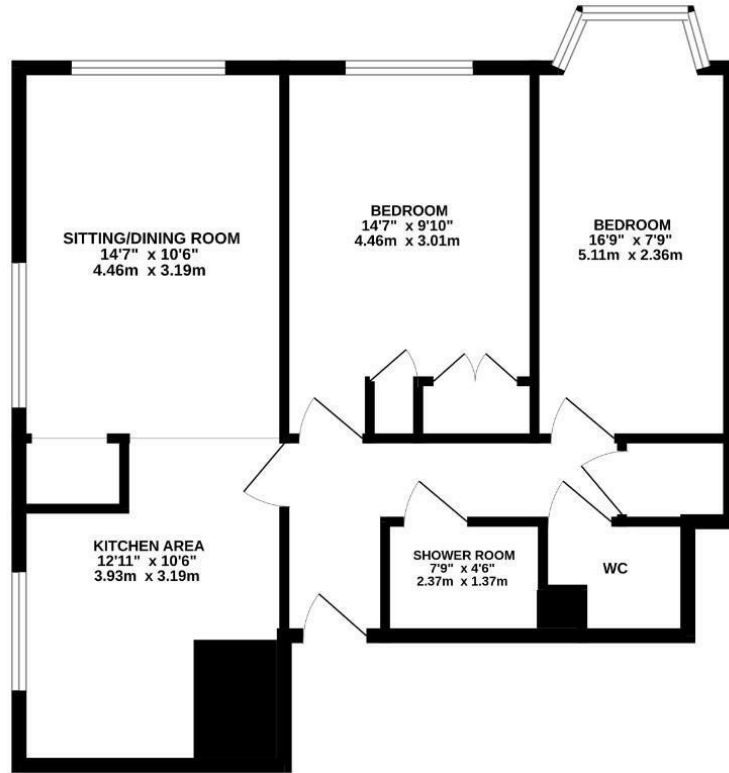


- Purpose Built Ground Floor Flat
  - 2 Bedrooms
  - Double Aspect Sitting Room
  - Shower Room
  - Separate Cloakroom
- Perfect For Folkestone Town Centre
- Short Walk To The Leas Promenade
  - No Chain

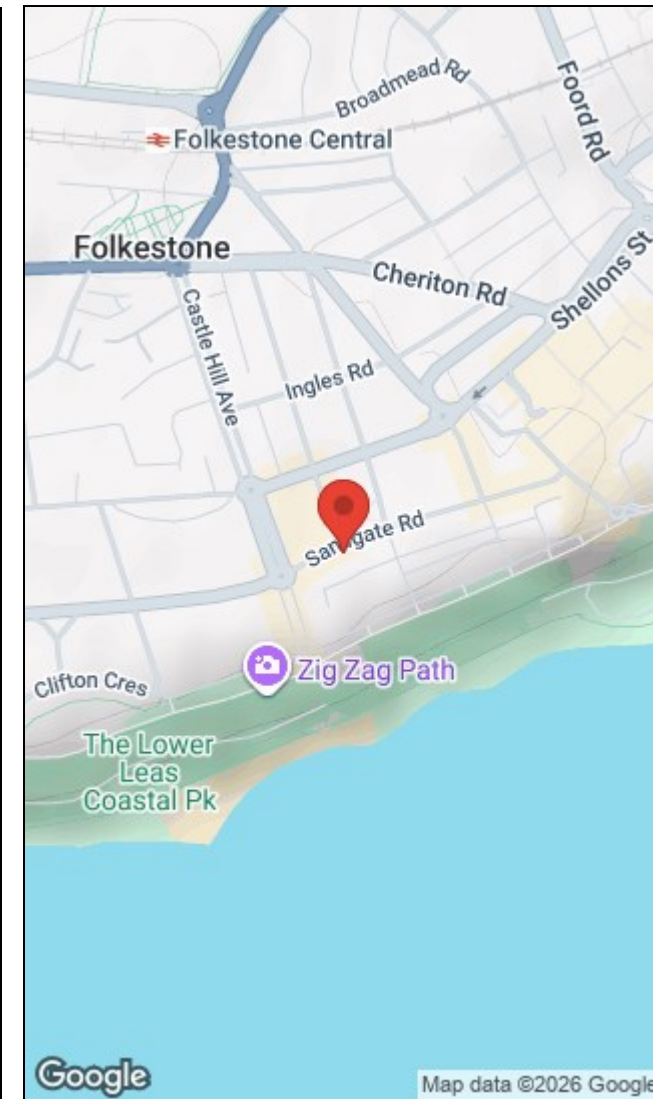




GROUND FLOOR



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. Made with Miroplan 02025.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		73	
	60		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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