



Castle Road

Sandgate Folkestone CT20 3AG

- Beachside Apartment
 - Two Bedrooms
- Kitchen With Integrated Appliances
- South-Facing Sun Terrace
- Secure Gated Parking
- Ground Floor
- Open Plan Living Space
- Shower Room & En Suite Bathroom
- Underfloor Heating
- Share Of Freehold

Offers In Excess Of £350,000 Leasehold





Mapps Estates are delighted to bring to the market this stylish, modern two bedroom ground floor apartment in the popular seaside town of Sandgate and enjoying direct private access to the beach. The impeccably presented accommodation comprises an open plan living/dining room opening onto a generous south-facing sun terrace with sea view, a modern fitted kitchen with integrated appliances, a master bedroom with en suite bathroom and opening to a further terrace, a second bedroom and a separate shower room. The apartment is finished to a high standard throughout and enjoys the benefit of underfloor heating to all rooms. The development also boasts secure gated parking, the apartment having an allocated parking space as well as shared parking spaces for visitors. An early viewing comes highly recommended.

Ground Floor:

Communal Entrance Hall

With front entrance door from Castle Road and rear door to the parking area, stairs and lift to all floors.

Private Entrance

With solid wood entrance door with spyhole, opening to-

Open Plan Living/Dining Room 20'9 x 14'5 (max poin

With tiled floor with matching tiled skirting, underfloor heating and two thermostats, entry phone, double glazed bi-folding doors to sun terrace with sea view, cloaks cupboard with consumer unit, dining area opening to-

Modern Fitted Kitchen 13'5 x 8'7

With matching range of gloss finish store cupboards and drawers, quartz worktops, inset stainless steel one and a half bowl sink with mixer tap over and integral drainer to worktop, feature double glazed porthole window over with sea view, inset Bosch four ring ceramic electric hob with extractor over, fitted high level Bosch microwave and electric oven, integrated Bosch dishwasher, integrated Baumatic washing machine, cupboard housing Potterton gas-fired boiler, recessed downlighters, tiled floor with underfloor heating.

South-facing Sun Terrace 28'1 x 6'1

With wood flooring, light over and sea view.

Master Bedroom 12'9 x 10'3

With front aspect double glazed window and door to front terrace, underfloor heating with thermostat, recessed double wardrobe with mirrored sliding doors, twin hanging rails and fitted shelving, recessed downlighters, door to-

En Suite Bathroom 7'2 x 5'9

With panelled bath with mixer tap and pull-out shower attachment over, wall hung wash hand basin with mixer tap and fitted mirror over, WC with concealed cistern and recessed wooden shelf unit over, chrome effect heated towel rail, fully tiled walls and floor, underfloor heating, recessed downlighters, extractor fan.

Bedroom 11'8 x 6'10

With front aspect double glazed window, recessed downlighters, underfloor heating and thermostat.

Shower Room 8'1 x 6'

With frosted double glazed window, shower cubicle with rainfall showerhead and separate hand-held shower attachment, freestanding wash hand basin set onto wooden shelf with mixer tap and fitted mirror over, WC with concealed cistern and wooden shelf over, recessed downlighters, extractor fan, fully tiled walls and floor, underfloor heating, chrome effect heated towel rail.

Front Terrace 23' x 5' approx.

Laid to pea shingle.

Parking

There is secure gated parking to the development, this apartment having one allocated parking space adjacent to the rear sun terrace; there are also four spaces available to visitors. Next to the parking area is a gated communal storage space for bicycles/kayaks, etc. There is gated side access from the parking area giving private access to the seafront promenade and beach.

Lease:

The apartment comes with Share of Freehold and the remainder of a 999 year lease; there is no ground rent.

Service Charge:

£1491.83 payable every six months; the managing agent is Smith Woolley, Folkestone.





Ground Floor

Approx. 85.9 sq. metres (924.4 sq. feet)



Total area: approx. 85.9 sq. metres (924.4 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company. Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.