



Sandgate Road, Folkestone, Kent
Folkestone

**MATCH
ESTATES**
Offers Over
£160,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

If you are looking for a property that balances "ready to move into" with "room to make it your own," this spacious lower ground floor apartment is a rare find. Unlike many converted flats, this one offers the luxury of its own private entrance, giving it a more "house-like" feel from the moment you arrive. The property has been refreshed with brand-new carpets throughout, providing a clean, comfortable base, but it remains a genuine blank canvas. Whether you want to lean into the period character or go for a sleek modern finish, the proportions here are generous enough to handle any design vision.

Beyond the internal space, the property offers significant long-term security with a share of the freehold and the added benefit of being sold with no onward chain, allowing for a much swifter and more transparent transaction. This ownership structure is a major plus, providing peace of mind that is often hard to find in the town centre. Outside, you have the best of both worlds: a private front courtyard for your own use and access to the beautifully maintained communal gardens of Trinity Crescent, offering a quiet green escape right on your doorstep.

The location is equally impressive, situated just a short, level stroll from the independent shops and vibrant atmosphere of the town centre. You are perfectly placed to enjoy Folkestone's coastal lifestyle, with the Harbour Arm and the beach within easy walking distance. For those looking at the practical side of things, the proximity to the high-speed rail link makes commuting to London effortless, while the local cafes and scenic walks ensure there is plenty to do closer to home. This is an honest, well-sized flat that offers a fantastic opportunity to settle into one of the town's most sought-after pockets.

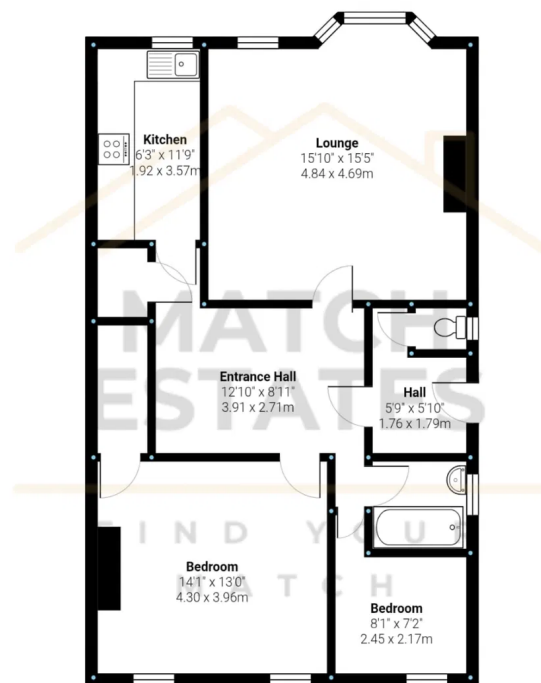
Disclaimer - these photos have been virtually staged to show the potential of this apartment.







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



Measurements are approximate and for display purposes only

Match Estates

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