



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£375,000**

**Freehold**

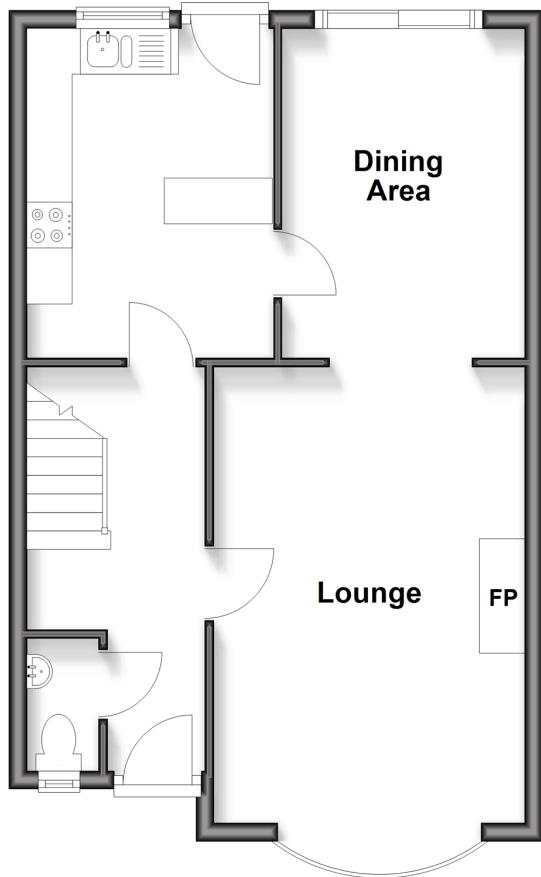
3x 1x 2x

**Meadowbrook,  
Sandgate, Folkestone,  
Kent, CT20**

*Wards*  
Helping you move forwards

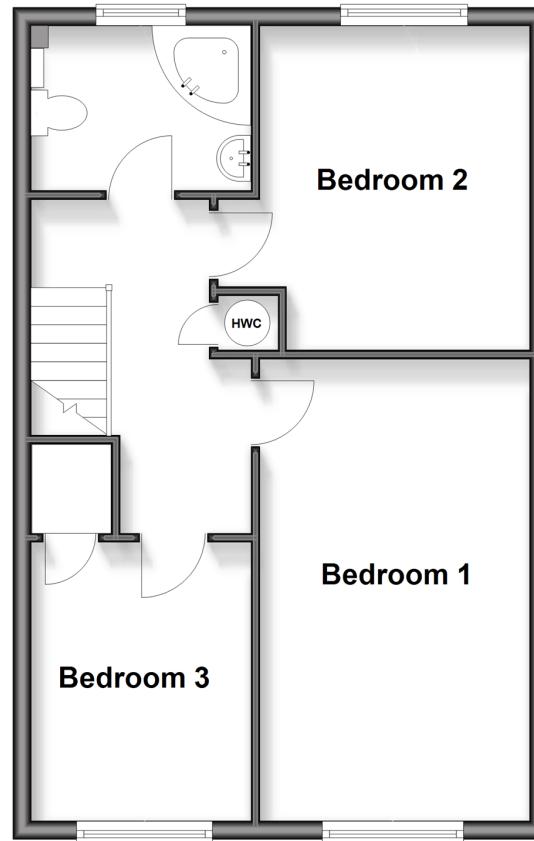
## Ground Floor

Approx. 46.9 sq. metres (504.5 sq. feet)



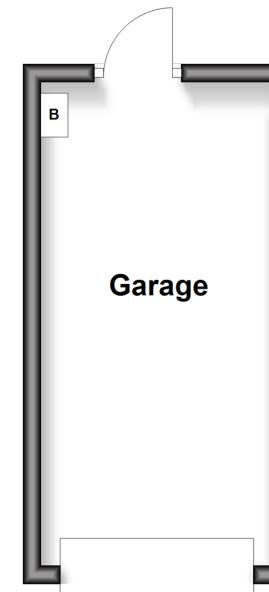
## First Floor

Approx. 47.7 sq. metres (513.8 sq. feet)



## Outbuilding

Approx. 13.4 sq. metres (144.0 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Lounge: 17'2 x 11'4 (5.24m x 3.46m)

Dining Area: 12'2 x 8'5 (3.71m x 2.57m)

Kitchen: 11'6 x 9'1 (3.51m x 2.77m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 16'2 x 9'7 (4.93m x 2.92m)

Bedroom 2: 9'7 x 8'1 (2.92m x 2.47m)

Bedroom 3: 7'9 x 5'9 (2.36m x 1.75m)

### OUTBUILDING

Garage

### OUTSIDE

Driveway

Front Garden

Rear Garden



## Main features

- **Sought after coastal village of Sandgate**
- **Beautifully presented**
- **Private rear garden**
- **Perfect blend of comfort and convenience**
- **Well maintained throughout**
- **Garage and off road parking**
- **Close to local amenities, good schools and the seafront**

### Nearest Schools

Primary Schools: Sandgate Primary 0.7 miles, Lympne C of E Primary 0.8 miles, All Souls' C of E Primary 1.0 miles

Secondary Schools: The Folkestone School for Girls 0.9 miles, The Harvey Grammar School 1.0 miles

### Transport Information

Train Stations: Folkestone West High Speed Link 0.8 miles, Folkestone Central 2.1 miles, Sandling 6.2 miles

### Address

Meadowbrook, Sandgate, Folkestone, Kent, CT20

### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Folkestone Branch 01303 256505 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

EPC RATING  
C(69)  
CURRENT:  
111  
POTENTIAL:  
B(86)  
12638422/20250925/ET/LS1