



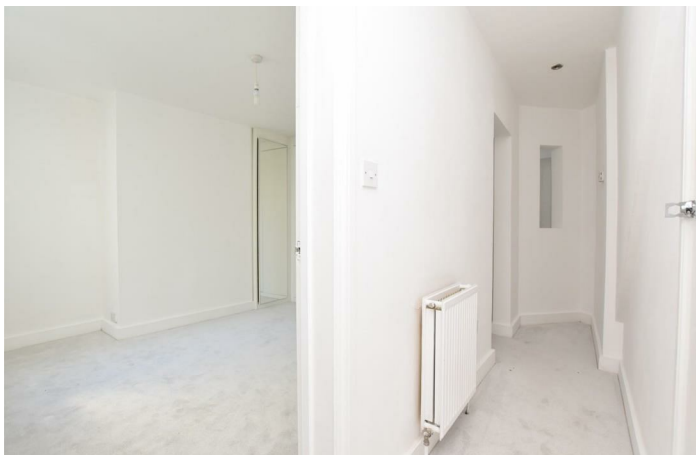
## Sea View Terrace

Sandgate Folkestone CT20 3DL

- Ground Floor Flat
- Fitted Wardrobes
- Shower Room
- Private Courtyard To Rear
- Sold With 100% Of Freehold
- One Double Bedroom
  - Fitted Kitchen
- Spacious Living Room With Bay Window
  - Close To Seafront
  - No Onward Chain

**Asking Price £179,950 Leasehold - Share of Freehold**





Mapps Estates are delighted to bring to the market this well presented one bedroom garden flat located within a short walk of the seafront and Sandgate high street. The apartment has been recently fully redecorated internally and externally and new carpets have been laid to the living room, bedroom and hallways. The accommodation comprises a spacious living room with a feature fireplace and attractive bay window, a double bedroom with fitted floor to ceiling wardrobes, a fitted kitchen and shower room, and its own private rear courtyard. The property is being sold with 100% of the freehold and the benefit of no onward chain. An early viewing comes highly recommended.

Located in the sought-after village of Sandgate and just a short walk from the seafront, which offers beautiful coastal walks and is within easy reach of an array of restaurants, bars and boutique shops. Both Folkestone and Hythe are just a short car journey away and offer a much wider range of shopping facilities and supermarkets. Sandgate offers excellent schooling for both primary and secondary education, with the Folkestone School for girls being a short walk up the hill. Superb transport links are available in the area with the M20 motorway, Chanel Tunnel, and Port of Dover all easily accessed by car. The fast rail service from Folkestone West station is available and allows access into London St Pancras in approximately 50 minutes.

#### **Communal Entrance Hall**

With wooden front door opening to shared hallway accessing both flats, newly laid carpet and fitted doormat.

#### **Living Room 13'10 x 12'11**

With private front door from shared entrance hall, front aspect bay window with sash windows and sea glimpse, feature fireplace, entry phone, newly laid carpet, recessed downlighters, radiator, open doorway to inner hallway.

#### **Inner Hallway**

With small opening in wall allowing for borrowed natural light to hallway, heating thermostat, understairs store cupboard with consumer unit and electric meter, recessed storage area for fridge/freezer, recessed downlighters, radiator, newly laid carpet, open doorway to kitchen, door to bedroom.

### **Bedroom 13'1 x 10'7 (max)**

With rear aspect UPVC double glazed window looking onto courtyard, fitted floor to ceiling wardrobes and shelved cupboard with mirrored door, newly laid carpet, radiator.

### **Kitchen 9'3 x 8'9**

With side aspect UPVC double glazed window looking onto courtyard, fitted rolltop work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink/drainer with mixer tap over, four ring gas hob with extractor over and electric oven under, space and plumbing for washing machine, range of cream gloss finish store cupboards and drawers, cupboard housing wall-mounted recently-serviced Ideal gas-fired combination boiler, tiled floor, recessed downlighters, wooden back door to courtyard with frosted glazed panels, door to shower room.

### **Shower Room 8'9 (max) x 4'10**

With UPVC frosted double glazed window, shower cubicle with extractor fan over, WC, pedestal wash hand basin, fully tiled walls and floor, electric chrome effect heated towel rail, recessed downlighters.

### **Courtyard 12'1 x 6'7**

A private courtyard with gate to shared alleyway.

### **Lease:**

We have been advised by our client that there are approximately 80 years remaining on the current lease; the property is being sold with 100% of the freehold. No ground rent.

### **Service Charge:**

We have been informed by our client that both flats pay £500.00 per annum.





Total area: approx. 44.2 sq. metres (476.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>	<b>72</b>	<b>76</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.