



**Varne Court, The Riveria, Sandgate**  
Folkestone

**MATCH**  
**ESTATES**  
FOLKESTONE  
01323 460000  
www.match-estates.co.uk

**£550,000**





**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**

**GUIDE PRICE £550,000-£575,000**

Discover the pinnacle of coastal living at Varne Court, an exceptional seaside residence set just moments from the shingle shores of Sandgate's award-winning beach. Perfectly positioned for those who crave a relaxed, sun-drenched lifestyle yet need excellent connectivity, this spacious apartment sits within easy reach of both Folkestone West Station and Folkestone Central, offering high-speed links to London in under an hour.

Whether you're strolling along the promenade, enjoying the cafés and independent shops of Sandgate village, or heading into the bustling Creative Quarter in Folkestone, this location places the very best of Kent's coastline right on your doorstep.

Upon entering the property, you are welcomed into a contemporary wooden kitchen featuring recently refinished worktops and a stylish breakfast bar. This sociable layout flows effortlessly into the open-plan dining area, where french doors lead onto a private balcony framing uninterrupted sea views — the perfect backdrop for alfresco dining, morning coffee or simply soaking up the changing colours of the Channel.

The generous living space captures the essence of this home: bright, airy and wonderfully inviting. With ample room for entertaining or unwinding, it includes a charming Juliette balcony that draws in the coastal breeze and the soothing sound of the waves.

It's an idyllic setting for hosting friends, enjoying cosy evenings, or simply watching the world drift by along the shoreline.

All three bedrooms are well-proportioned doubles, ensuring comfortable accommodation for family and guests alike. The principal bedroom enjoys its own en-suite shower room and direct access to the balcony, imagine waking each day to panoramic sea vistas and the gentle hush of the tide.

A modern family bathroom sits off the hallway, alongside a former WC now thoughtfully converted into a separate utility space, with the flexibility to revert should you prefer.

Practicality is further enhanced by direct lift access, as well as secure underground allocated parking, protecting your vehicle from the elements while keeping seaside living effortless.

More than simply an apartment, Varne Court offers a lifestyle — a rare opportunity to embrace coastal tranquillity with exceptional space, style and convenience. A true gem on one of Kent's most desirable stretches of coastline.











## Match Estates

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