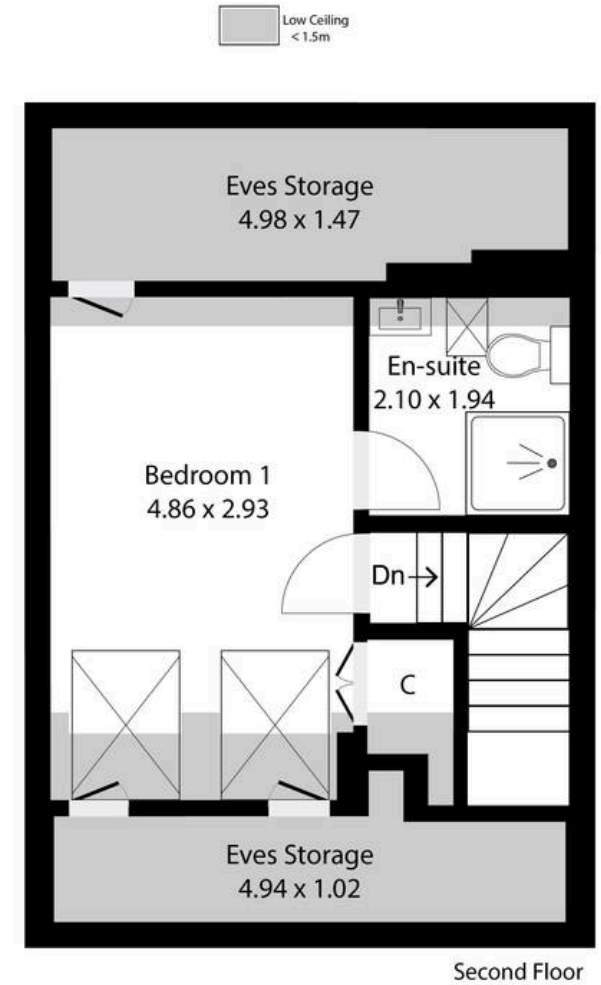
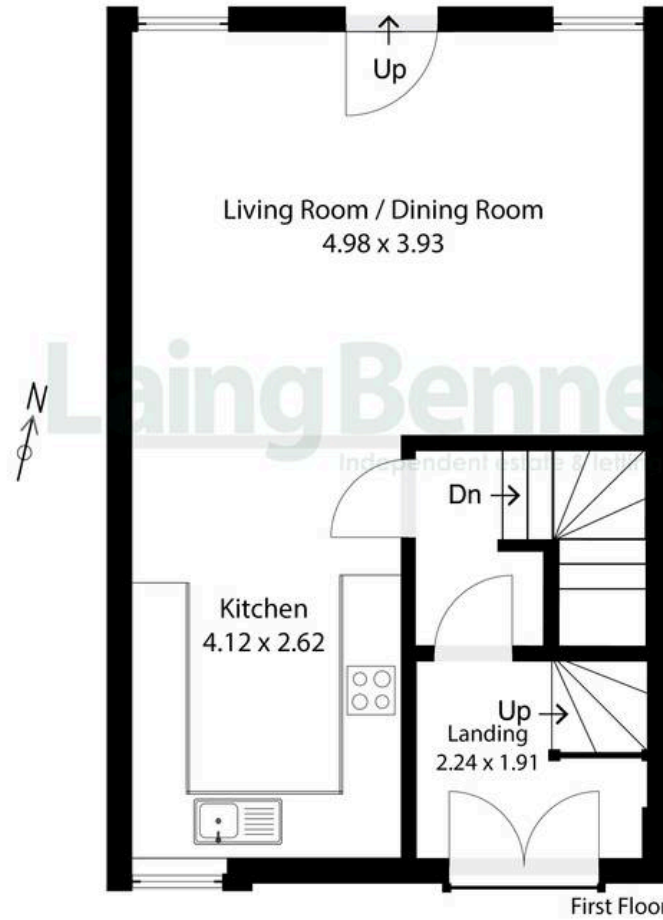
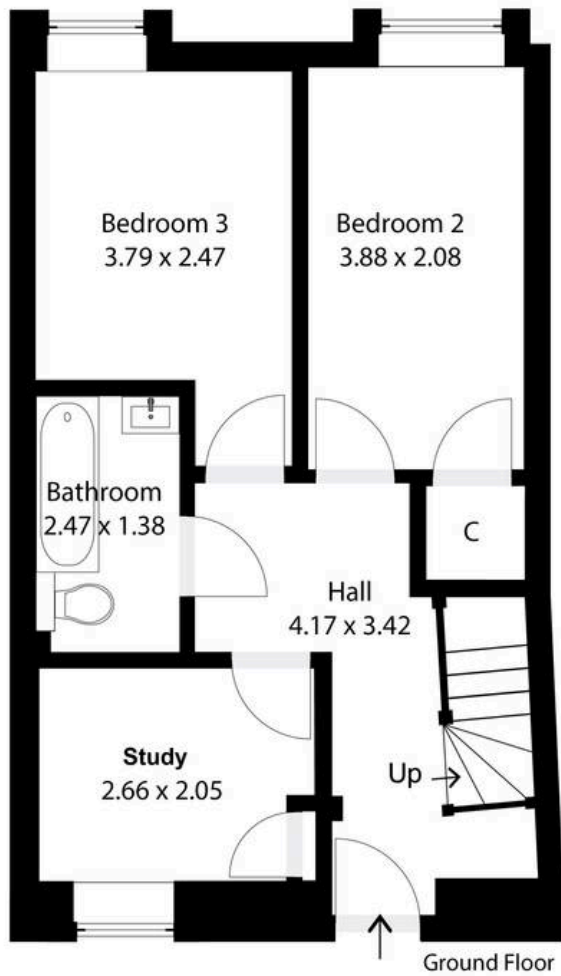




**21b The Crescent, Sandgate - CT20 3EE**

Guide Price **£499,995**

Approximate Gross Internal Area = 117 sq m / 1259 sq ft



Low Ceiling  
< 1.5m

Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
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## 21b The Crescent

Sandgate, Folkestone

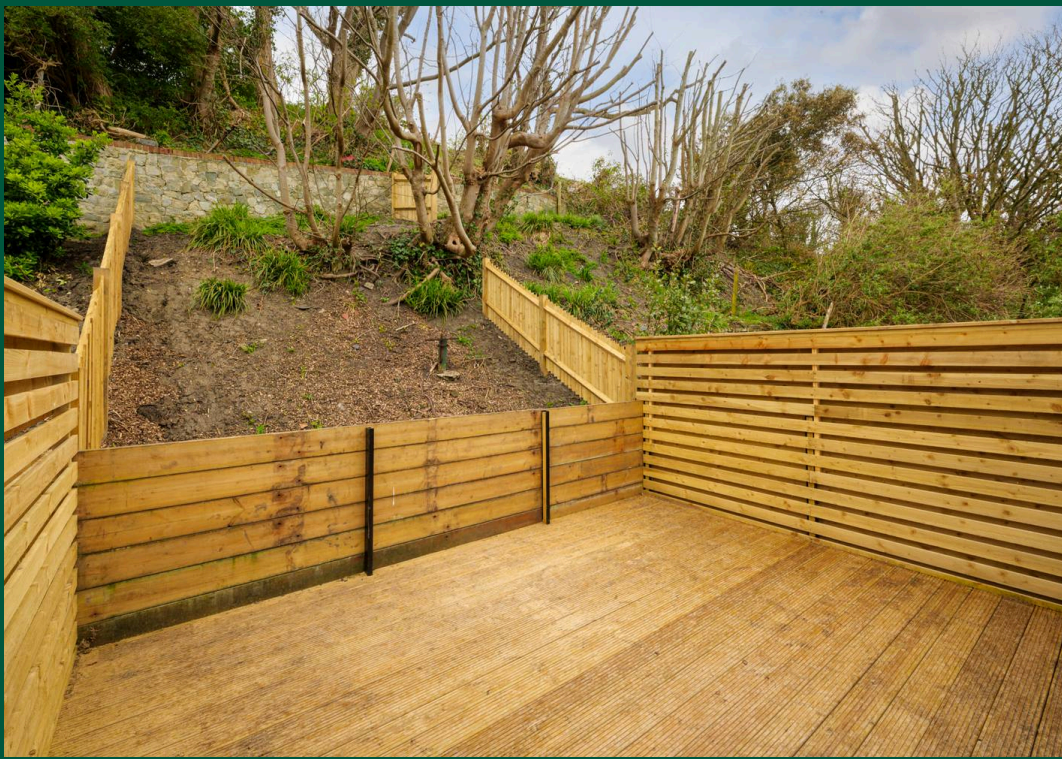
OPEN HOUSE - by appointment - Saturday 11th April. This well appointed new-build three-bedroom, two-bathroom mid-terrace townhouse offers a spacious and versatile layout ideal for modern family living, combining high-specification design with subtle coastal charm. Upon entering, you are greeted by a welcoming hallway leading to three well-proportioned bedrooms and a contemporary family bathroom. The first floor features a bright living/dining room that is open to a stylish kitchen area with integrated appliances, wooden countertops and herringbone flooring. Glazed doors from the dining area provide direct access to the rear garden. On the second floor, the master bedroom enjoys large roof windows with elevated sea views over the rooftops of Sandgate. This floor also benefits from a beautifully appointed en suite shower room and useful front and rear eaves storage. Outside, the property includes an enclosed rear decked garden/terrace and allocated off-road parking to the front. Part of an exclusive boutique development of just three new homes, this property is perfectly positioned moments from the beach and the vibrant High Street, offering easy access to Sandgate's popular cafés, shops and local amenities. Whether drawn by the coastal setting, central location or exceptional build quality, this is a home not to be missed. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D











## Laing Bennett

Laing Bennett Ltd, The Estate Office, 8 Station Road – CT18 8HP

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