



Guide Price
£425,000

**Share of
Freehold**

2x  1x  2x 

**Sandgate Road,
Folkestone, Kent, CT20**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- Exceptionally spacious with versatile layout and generous room sizes
- Two large double bedrooms, huge lounge/diner and stunning kitchen
- Separate utility room
- Beautifully presented with stylish décor, character features and grand hallway with stained glass window
- Back access to communal garden

Accommodation

GROUND FLOOR

Entrance Hallway

Inner Hallway

Kitchen: 15'2 x 7'1 (4.63m x 2.16m)

Lounge: 17'3 x 14'6 (5.26m x 4.42m)

Dining Room: 16'8 x 12'7 (5.08m x 3.84m)

Utility Room: 9'5 x 5'7 (2.87m x 1.70m)

Bedroom 1: 15'2 x 12'6 (4.63m x 3.81m)

Bedroom 2: 15'0 x 9'9 (4.58m x 2.97m)

Bathroom

Cloakroom

OUTSIDE

Communal Gardens

Call Folkestone - 01303 256505 ■ wardsfolkent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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