



**148-150 Sandgate Road
Folkestone, CT20 2HS**

Guide Price £335,000

GAO
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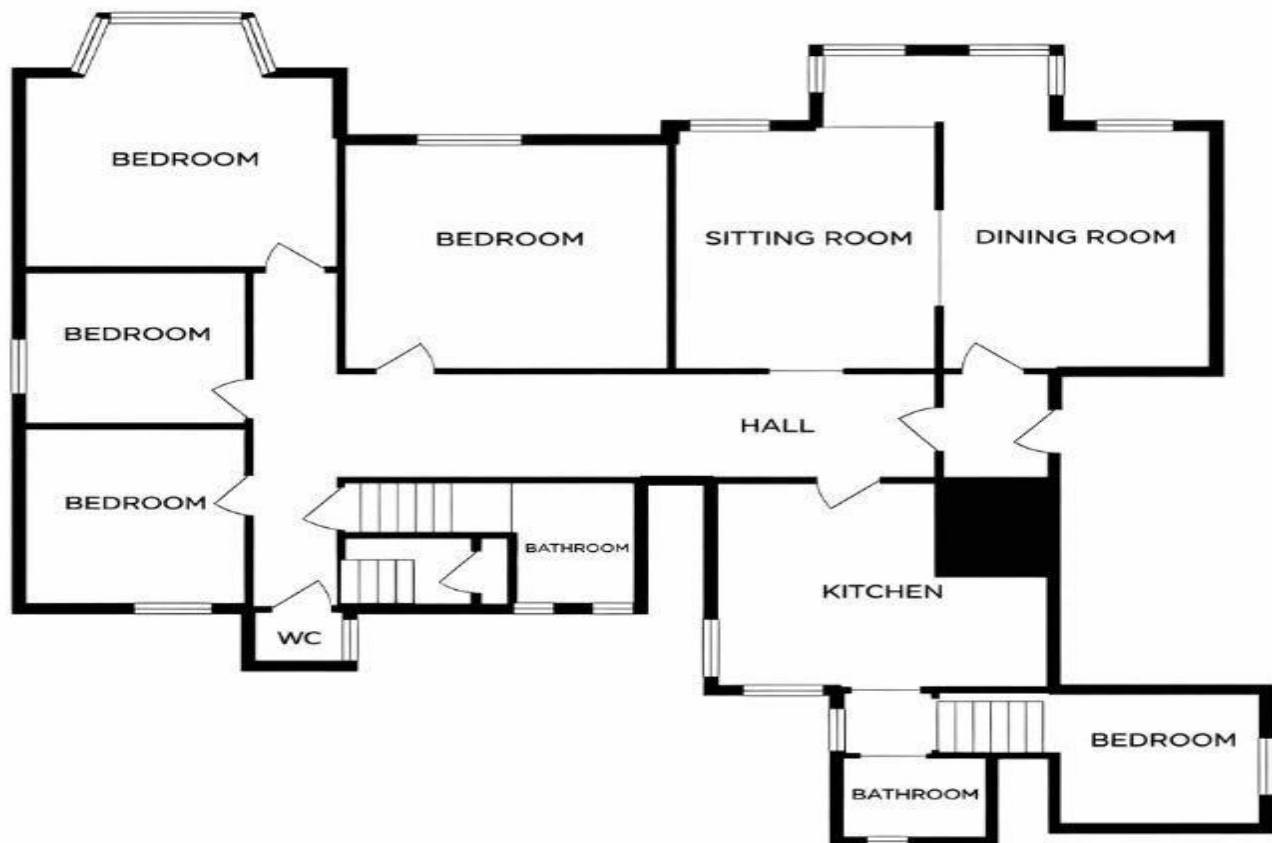
MAIN FEATURES:

- Well Presented Characterful Apartment
- Fitted Kitchen/Breakfast Room
- Lounge & Separate Dining Room
- Five Bedrooms
- Two Bathrooms
- Residents Secure Parking
- Well Maintained Communal Areas

Westbourne Mansions, presents a rare opportunity for landlords to acquire a substantial and characterful apartment in one of Folkestone's most desirable West End locations. Offered with a paying tenant in situ, this property provides an immediate rental income and is an ideal addition to any investment portfolio. This impressive building boasts strong kerb appeal and timeless character throughout. Upon entering, you are welcomed by a well-maintained communal area with both lift and stair access to the second floor. The apartment opens into a spacious and charming hallway, allowing easy access to all principal rooms. The dining room flows seamlessly into a bright and airy lounge, forming an attractive open-plan living space enhanced by large windows and an abundance of natural light. The generously sized kitchen is complemented by a utility area and shower room, with steps leading to an additional bedroom. The property further benefits from four well-proportioned double bedrooms, one of which includes useful overhead storage, alongside a large and well-presented family bathroom.

Ideally positioned, Westbourne Mansions is within walking distance of the seafront, Folkestone town centre, and the popular Creative Quarter, known for its cafés, galleries, and vibrant atmosphere. Excellent transport links, including HS1 services to London in under an hour and easy access to the M20, further enhance its appeal. A superb investment opportunity not to be missed.

2ND FLOOR



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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