



12A Seascape The Esplanade, Sandgate, Folkestone, Kent. CT20 3DX

Guide Price £740,000



- Two bedroom
- Penthouse apartment
- Stunning views over English Channel to France
- Large terrace
- Undercroft parking & private store room

**C.R. CHILD**  
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated fronting Sandgates Esplanade and enjoying panoramic views of the English Channel and Hythe Bay, the village of Sandgate has a good selection of antique shops, pubs, restaurants, and a unique variety of shops, and a superb Village Store. Sandgate promenade extends to Folkestone, lovely walks on the seafront or through Folkestones beautiful Coastal Park. The pretty Cinque Port town of Hythe is about 10 minutes drive and offers a good selection of independent shops, together with a Waitrose and Sainsbury. The high-speed rail link is available from Folkestone Central and West stations which are within 10 minutes from Sandgate and the journey time to London is 50 minutes. The Channel Tunnel is again within just 10 minutes from Sandgate, and the train time to Calais is just 35 minutes. The larger adjacent town is Folkestone which offers a greater selection of shopping facilities and amenities which includes the Leas Cliff Hall with its regular shows/concerts and acts, and several Sports Centres.

A stylish and contemporary two bedroom penthouse apartment presented in immaculate condition and enjoying panoramic sea views across the English Channel to the French coastline. This luxury home boasts many desirable features including triple-glazed windows, a high specification Umbermaster kitchen with integrated appliances, a large open plan living space with modern tiled flooring, a south-facing large terrace, a master bedroom with en suite shower and walk-in wardrobe, a further bedroom and a separate bathroom. In addition, there is underfloor heating throughout, as well as secure undercroft parking with an allocated parking space and a private store room. Being sold with the added incentive of having no onward chain, an early viewing comes highly recommended.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

with access to under croft parking areas and store rooms, stairs and lift to all floors

## THIRD FLOOR

### L-SHAPED HALLWAY

with modern tiled flooring, thermostat, video entry phone system, hatch for maintenance access, large storage cupboard with shelving and hanging space, large utility cupboard with space & plumbing for washing machine/dryer, underfloor heating manifold, shelving, RCD fuse box, gas fired combination boiler

### LIVING/DINING/KITCHEN (21' 8" x 21' 6" Max) or (6.60m x 6.56m Max)

comprising of

### LIVING/DINING AREA

with modern tiled flooring, thermostat, ceiling speakers, two aluminium frame triple glazed sliding doors leading out onto terrace with panoramic sea views across the English Channel to the French coastline

### KITCHEN

with modern tiled flooring, mixture of high and low level quality Umbermaster kitchen cabinets, stone worktops with matching upstands, integrated Siemens fan assisted oven, stainless steel splashback integrated Siemens four ring induction hob with extractor fan over, inset 1 1/2 bowl stainless steel sink with mixer taps over, integrated Siemens dishwasher, integrated tall fridge/freezer, freestanding island with storage under & wine racks to side

### TERRACE

with wood flooring, glazed balustrade with wooden handrail over, stunning panoramic sea views across the English Channel to France

### MASTER BEDROOM (16' 2" x 11' 5" Max) or (4.94m x 3.49m Max)

with modern tiled flooring, aluminium frame triple glazed sliding doors leading out onto terrace with panoramic sea views across the English Channel to the French coastline, built-in wardrobes with hanging rail and shelving over, walk in wardrobe with hanging rail, drawers and shelving, ceiling speakers, thermostat

### EN-SUITE (5' 1" x 8' 6") or (1.55m x 2.60m)

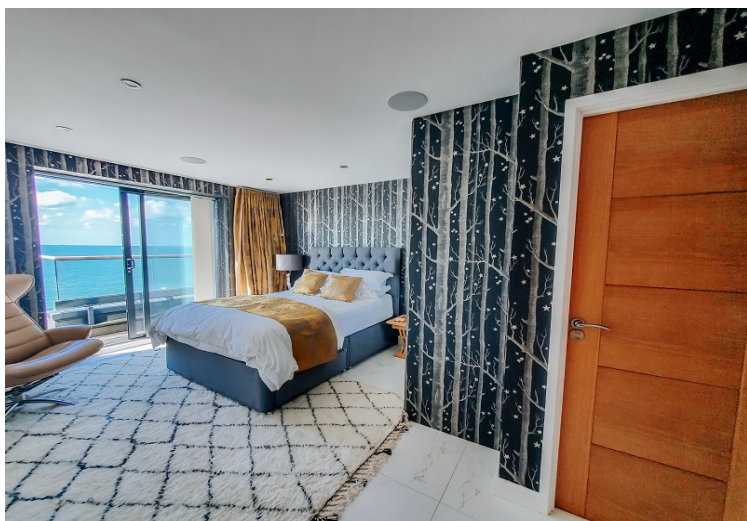
with modern tiled flooring, textured tiling floor to ceiling, wall hung WC with concealed system, basin incorporated into modern storage cabinet with mixer taps over, inset mirror with led downlighters, shower cubicle with glass screen divide, rainfall shower, stainless steel towel radiator

### BEDROOM 2 (9' 9" x 13' 0") or (2.96m x 3.97m)

with modern tiled flooring, aluminium frame triple glazed sliding doors leading out onto terrace with panoramic sea views across the English Channel to the French coastline, built in wardrobes with hanging rail and shelving over, thermostat

### STORE ROOM (9' 6" x 7' 9") or (2.89m x 2.37m)

with power & lighting



### **BATHROOM (5' 4" x 8' 0") or (1.63m x 2.44m)**

with modern tiled flooring, textured tiling floor to ceiling, WC with concealed system, basin incorporated into modern storage cabinet with mixer taps over, inset mirror with led downlighters, bath with tiled front, shower over and glass shower screen divide, stainless steel towel radiator

### **OUTSIDE**

The apartment block is set back from the road by a lawned front garden with shingled areas to both sides for additional parking and access to the secure undercroft residents parking areas. The apartment comes with one allocated parking space behind which is a convenient store room as well as access to a communal bike store.

The rear garden is for the communal use of the residents; here you will also find a bank of solar panels which provides power for all communal areas in the building.

**Tenure** - Share of Freehold

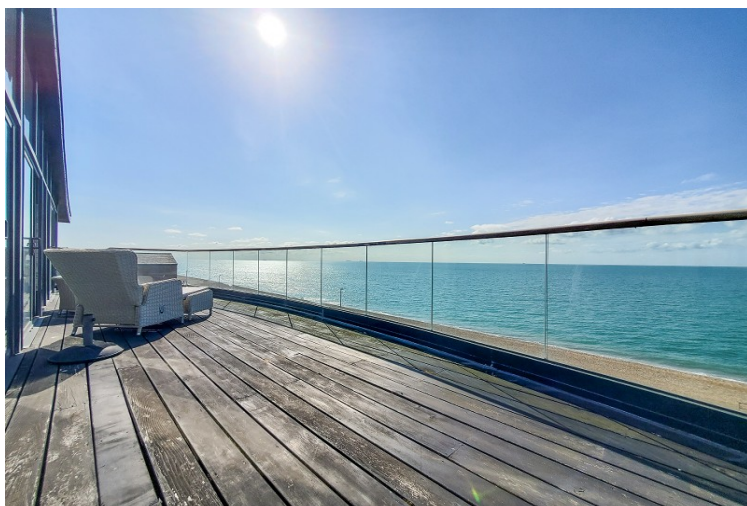
**Council tax** - Band E

**Local Authority** - Folkestone & Hythe District Council


**Lease Length** -989 years

**Maintenance Fee** - £2,656 per annum

**Ground Rent** - N/A





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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