



11 Seascape The Esplanade, Sandgate, Folkestone, Kent. CT20 3DX

Guide Price £800,000



- Third floor immaculately presented apartment
- Three bedrooms
- Panoramic sea views
- Triple glazed windows & under floor heating
- Allocated secure parking space & 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 three bedroom third floor 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 selection of integrated Siemens appliances, a large open plan living space with modern tiled flooring, a south-facing balcony with breathtaking views over the English Channel, a master bedroom with en suite shower and walk-in wardrobe, two further bedrooms and a separate bathroom. In addition there is underfloor heating throughout, as well as secure under croft parking with an allocated parking space and a private store room.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

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

THIRD FLOOR

SPACIOUS ENTRANCE HALL

with modern tiled flooring, coats cupboard with hanging rail & shelving over as well as the RCD fuse box, double cupboard with washing machine & underfloor heating manifold

OPEN PLAN LIVING ROOM/ KITCHEN/DINER

with modern tiled flooring throughout

LIVING/DINING AREA

with two inset wireless ceiling speakers, powder coated aluminium frame triple glazed window overlooking English Channel, triple glazed frosted window to side, triple glazed sliding doors leading onto balcony

BALCONY

with wood decking, two wall lights, glazed balustrade with wooden hand rail, external power point, breathtaking views over the English Channel

LUXURY FITTED KITCHEN

with modern tiled flooring, selection of high specification Umbermaster kitchen units including larder cupboard & corner carousel units, freestanding Siemens American fridge/freezer, integrated Siemens coffee machine, integrated Siemens warming drawer, recessed sink with Quooker instant boiling tap over, integrated Siemens double oven, integrated Siemens dishwasher, four ring Siemens induction hob with wall hung extractor fan over, triple glazed window overlooking communal gardens, stone worktops with matching up stands & splashback, gas fired combination boiler housed within kitchen cabinet

BEDROOM 1

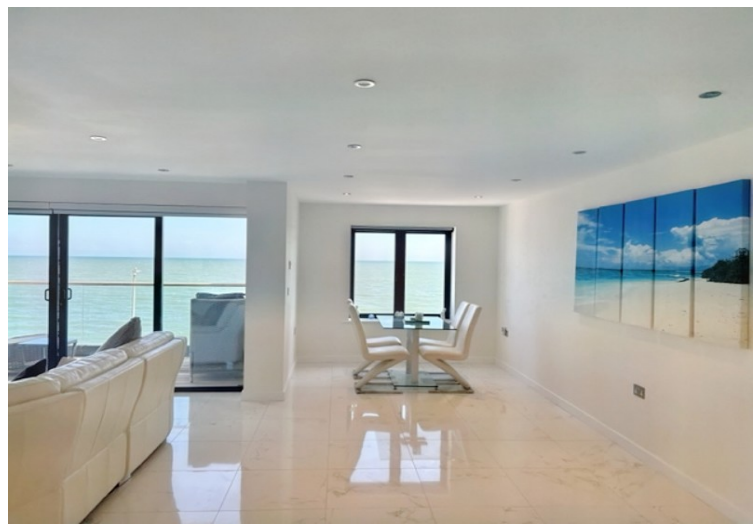
with modern tiled flooring, powder coated aluminium frame triple glazed windows overlooking communal garden, two inset wireless ceiling speakers

EN-SUITE

with modern tiling floor to ceiling, hand basin with storage cabinet under, wall hung WC with concealed cistern, walk in shower with rainfall shower & separate hand attachment, stainless steel towel radiator, recessed mirror

DRESSING ROOM

with modern tiled flooring, a selection of hanging rail, drawers & storage



BEDROOM 2

with modern tiled flooring, built in wardrobes with hanging rail & storage over, powder coated aluminium frame triple glazed windows overlooking communal gardens

BEDROOM 3

with modern tiled flooring, powder coated aluminium frame triple glazed windows overlooking communal gardens

BATHROOM

with modern tiling floor to ceiling, hand basin with storage cabinet under, wall hung WC with concealed cistern, tiled front bath with glass shower screen & shower over, stainless steel towel radiator, recessed mirror, recessed glass shelving

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 under croft residents parking areas. The apartment comes with one allocated parking space behind which is a convenient store room for personal use.

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

Maintenance Fee - £3595.05 Per Annum





Approx Gross Internal Area
135 sq m / 1449 sq ft



Ground Floor
Approx 128 sq m / 1380 sq ft

Store Room
Approx 6 sq m / 69 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.