



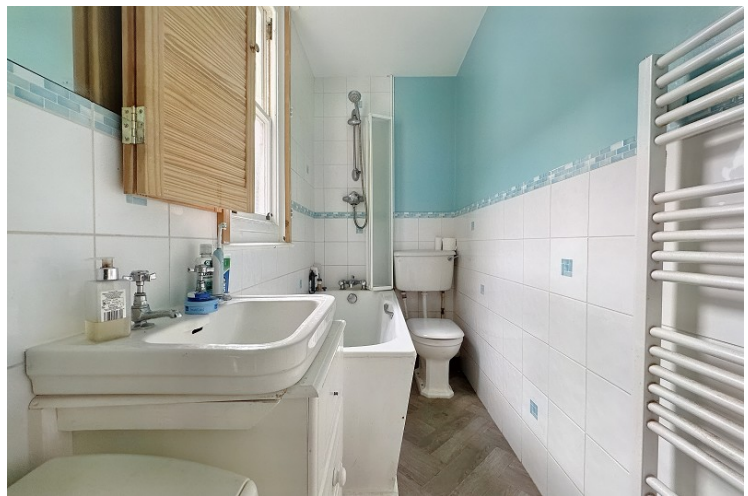
57B Sandgate High Street, Sandgate, Folkestone, Kent. CT20 3AH

Guide Price **£120,000**



- Grade II listed first floor apartment
- One bedroom
- Short walk of the seafront
- Presented in a good order
- Early viewing recommended

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



Situated in the ever-popular village of Sandgate within a short walk of the seafront. Sandgate offers an eclectic choice of antique shops, curio shops, cafe bars and pubs as well as the rowing club located on the promenade, which offers superb walks in to Hythe and along the coast to Folkestone harbour. The pretty Cinque Port town of Hythe is only ten minutes drive and offers a superb selection of independent shops and supermarkets including a Waitrose store; the historic Royal Military Canal also runs through the town of Hythe. Primary and secondary schooling are both within easy reach, Folkestone also offering boys and girls grammar schools. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed rail services are also available from Folkestone West approximately ten minutes drive, this giving access to St Pancras London in just over fifty minutes.

A one bedroom grade II listed first floor apartment located on Sandgates High Street and within a short walk of the seafront. The property is presented in good order throughout with the accommodation comprising of an entrance hall, open plan living room/kitchen, bedroom & bathroom. The property boasts gas fired central heating throughout, an early viewing is highly recommended.

COMMUNAL ENTRANCE HALL

with stairs leading to

FIRST FLOOR

ENTRANCE HALL

with fusebox

OPEN PLAN LIVING/KITCHEN AREA

Comprising of

LIVING AREA

with feature bay sash window overlooking front, alcoved storage cupboards, radiator, wall mounted combination gas boiler, entry phone

KITCHEN

with wood effect vinyl flooring, a selection of high and low level kitchen cabinets, space for tall fridge freezer, laminate worktops, integrated oven, four ring hob with extractor fan over, localised tiling, one bowl stainless steel sink with mixer taps over, sash window overlooking front, space and plumbing for washing machine, breakfast bar area

BEDROOM

with radiator, sash window overlooking rear

BATHROOM

with wood effect vinyl flooring, localised tiling, panelled white bath with shower screen and shower over, sash window, WC, hand basin with storage cabinet under, towel radiator

Tenure - 25% Share of freehold

Council tax - Band A

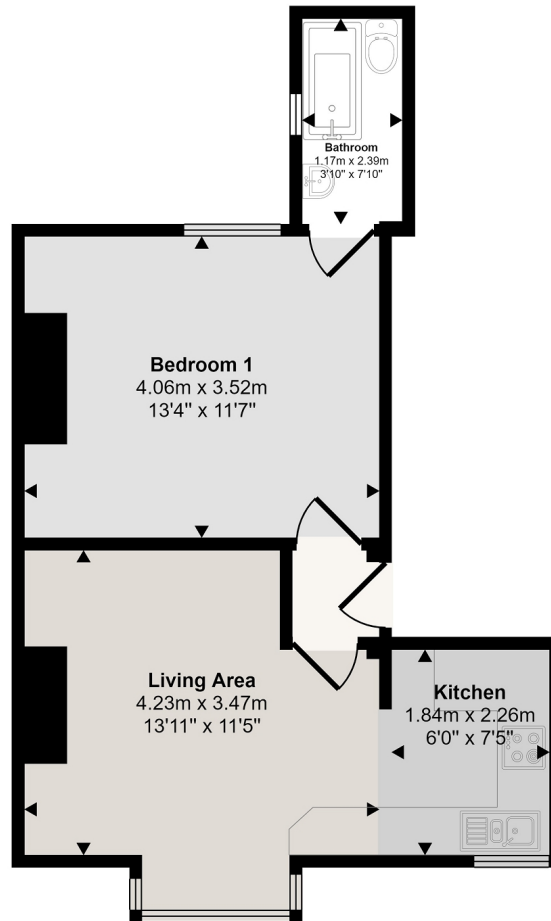
Local Authority - Folkestone & Hythe District Council

Lease Length - 999 years lease from 2017

Maintenance Fee - £1,500 per annum



Approx Gross Internal Area
38 sq m / 409 sq ft



Floorplan

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		
(69-80) C		70
(55-68) D	65	
(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.