



Flat 2 3 The Crescent, Sandgate, Folkestone, Kent. CT20 3EE

Guide Price £175,000



- Second floor apartment
- Panoramic sea views from living room & bedroom
- One bedroom
- No onward chain
- Early viewing highly recommended

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



Situated in the ever-popular village of Sandgate within a short walk of the seafront and enjoying a wonderful sea view from both the living room and bedroom. 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 well-proportioned one bedroom second floor apartment enjoying panoramic sea views from the living room and bedroom, located within a short walk of Sandgate's high street and seafront. The property is presented in good order throughout, the accommodation comprising a good-sized living room with bay window with panoramic sea views, bedroom, kitchen, bathroom. The apartment is being sold with the added incentive of having no onward chain as well as accessed to a generous shared storeroom on the ground floor with the two other apartments in the building. An early viewing comes highly recommended.

GROUND FLOOR

COMMUNAL ENTRANCE DOOR

with UPVC entrance door opening to inner lobby with door to-

COMMUNAL ENTRANCE HALL

with stairs to first floor and door to-

COMMUNAL STORE ROOM (16' 09" x 13' 06") or (5.11m x 4.11m)

this space being apportioned to the three apartments in the building and housing the gas, electric and water meters for each apartment

SECOND FLOOR

ENTRANCE HALL

with entry phone

LIVING ROOM

with feature fireplace with wooden surround and stone hearth, storage cupboards with shelving, feature bay sash windows with breathtaking views to sea

BEDROOM

with radiator, sash window with views to sea

KITCHEN

with tile effect vinyl flooring, a selection of high and low level kitchen cabinets, laminate worktops, integrated oven, four ring gas hob, low level radiator, localised tiling, space for freestanding washing machine, space for freestanding appliance, sash windows with views to rear, wall mounted gas fired boiler

BATHROOM

with tiled flooring, panelled bath with glass shower screen and shower over, WC, hand basin with mixer taps over, localised tiling, stainless steel towel radiator

Tenure - Leasehold

Council tax - Band A

Local Authority - Folkestone & Hythe District Council

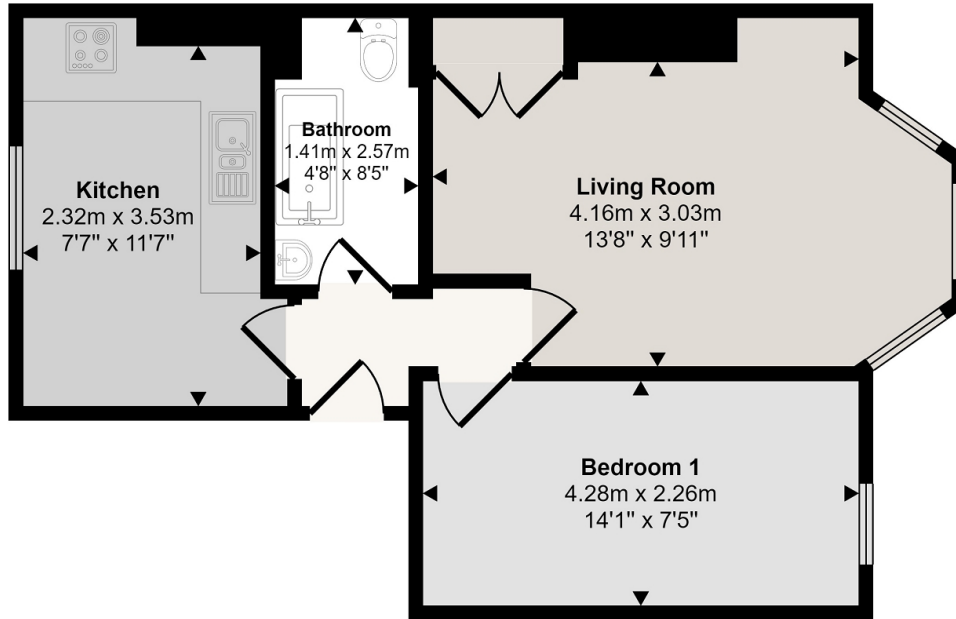
Lease Length - 125

Maintenance Fee - TBC

Ground Rent - £50 Per annum



Approx Gross Internal Area
42 sq m / 454 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		81
(69-80) C	73	
(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.

C.R. Child & Partners
11 High Street, Hythe. CT21 5AD
01303 267421
properties@crchildandpartners.co.uk

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.