

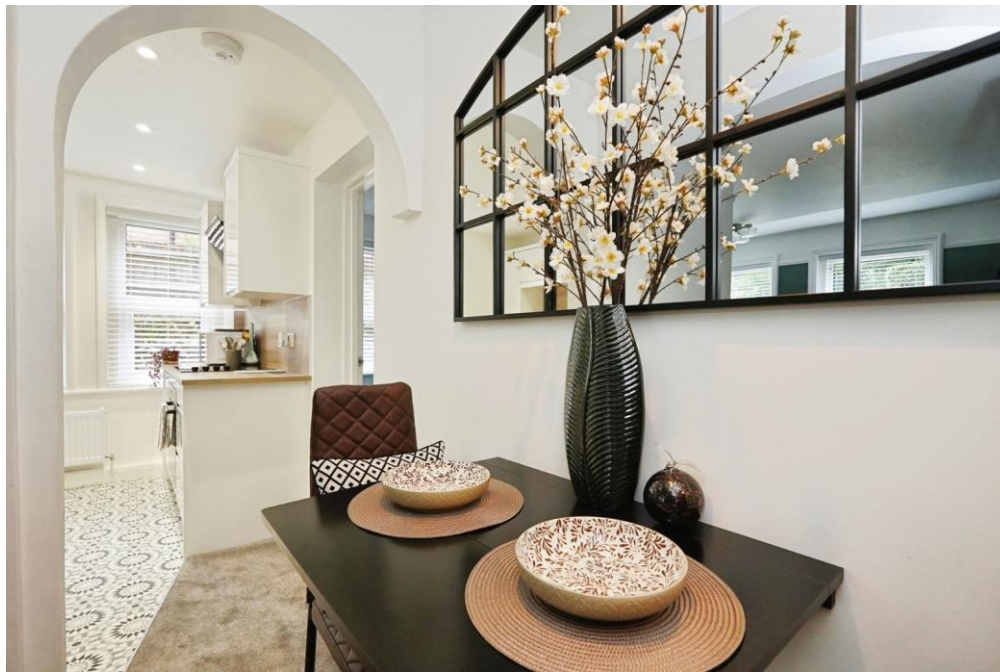


EPC: D

**Sandgate Road, Folkestone, Kent**

Asking Price: £250,000

**Bairstow**eves







**Beautifully renovated two bedroom ground floor apartment with private entrance and Commonhold tenure**

Situated within an attractive period building on the ever-popular Sandgate Road, this beautifully presented ground floor apartment offers stylish and contemporary living, perfectly suited to first-time buyers, downsizers, or those seeking a coastal home close to Folkestone's vibrant town centre and seafront.

Accessed via its own private entrance, the property has been extensively renovated throughout to create a welcoming and move-in-ready home. The accommodation comprises a bright and comfortable lounge, a modern fitted kitchen, two well-proportioned bedrooms, and a stunning contemporary bathroom finished to a high standard.

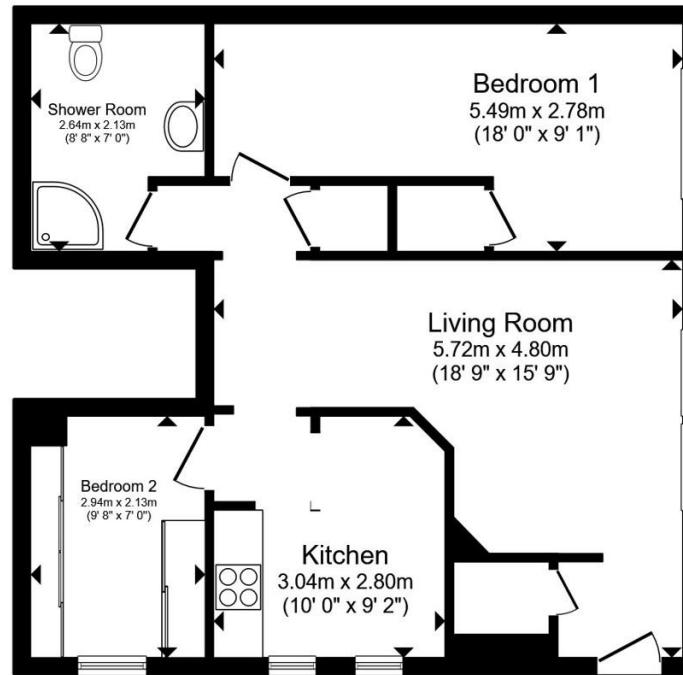
Further benefits include the recent installation of gas central heating, ensuring year-round comfort and efficiency.

To the rear, residents can enjoy a patio area which opens onto attractive communal gardens, creating a wonderful outdoor space for relaxation and entertaining. A particular highlight is the convenient access from the gardens onto The Leas Promenade, offering beautiful coastal walks and far-reaching sea views.

The property is offered with the significant advantage of Commonhold tenure, giving owners greater control and peace of mind, alongside reasonable service charges of just £632 per annum.

Conveniently positioned within easy reach of Folkestone town centre, the Harbour Arm, local amenities and excellent transport links, this superb apartment presents a fantastic opportunity to acquire a characterful home in a highly desirable location.





## Ground Floor

Total floor area 57.0 m<sup>2</sup> (613 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)





Council Tax Band: **A**

Tenure: **Commonhold**

Service Charge: **£632**

Ground Rent: **£0**

Viewing by appointment

T: 01303 259211

E: [bairstow.evesfolkestone@countrywide.co.uk](mailto:bairstow.evesfolkestone@countrywide.co.uk)

131a Sandgate Road, Folkestone, Kent, CT20 2BL

**rightmove**

**ZOOPLA**

**PrimeLocation.com**

naea | **propertymark**  
PROTECTED

**The Property  
Ombudsman**

**tsi**  
**APPROVED CODE**  
TRADINGSTANDARDS.UK

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Bairstow Eves is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: FKB\_FKB260387\_R6PL\_8

**Bairstow eves**