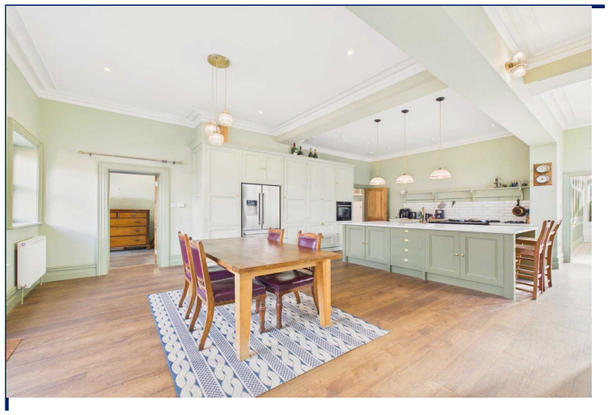
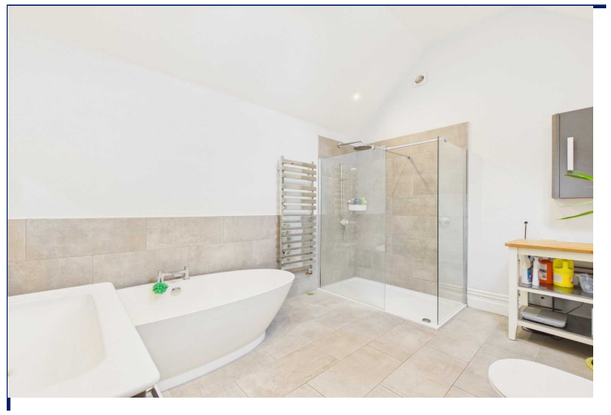
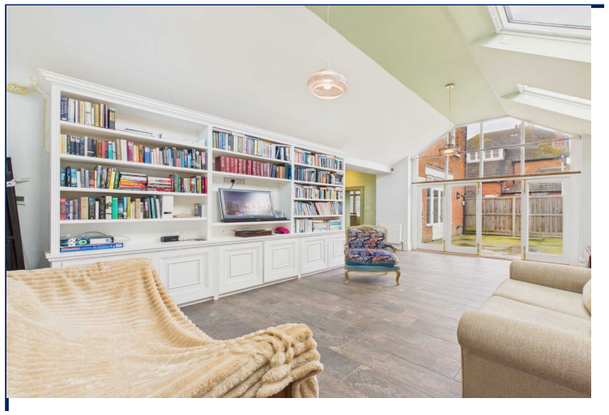


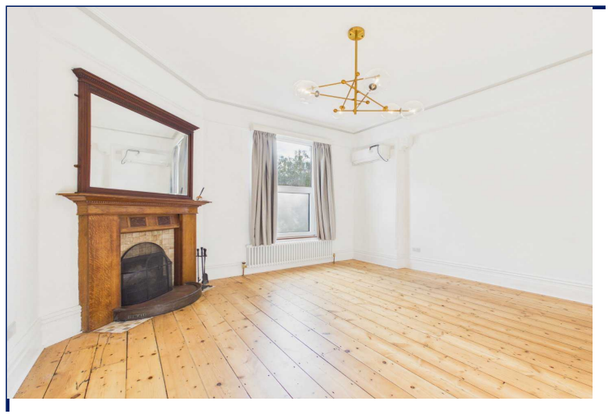


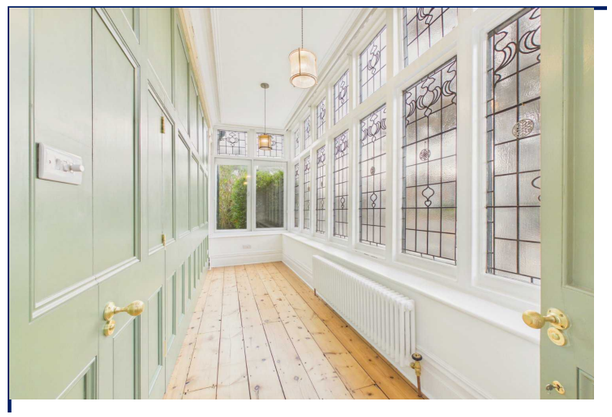












Sandgate Road, Folkestone

Asking Price: £550,000

Share of Freehold

Reeds Rains

reedsrains.co.uk

Flat A, Sandgate Road, Folkestone, Kent, CT20

Asking Price: £550,000 Share of Freehold

Council Tax Band: C
EPC Rating: TBC

Occupying an enviable position within an impressive period property, this exceptional ground floor apartment offers a wonderful blend of timeless architectural character, elegant proportions and contemporary living. Conveniently situated for Folkestone town centre, an excellent range of local amenities and the renowned Leas Promenade, the property provides an appealing combination of town-centre convenience and coastal lifestyle. Extending to approximately 1,900 sq ft, the beautifully proportioned accommodation retains an abundance of period charm, with impressive high ceilings, some featuring ornate detailing, attractive feature windows and a wonderful sense of space throughout. At the heart of the apartment is a superb bespoke fitted kitchen, thoughtfully designed with a substantial central island, creating an impressive and sociable space for both everyday living and entertaining.
The accommodation further comprises three generously sized bedrooms, each benefiting from its own en-suite facility, a spacious and elegant living room featuring a striking vaulted ceiling and glazed apex, with French doors opening directly onto a private patio garden. Additional accommodation includes a separate utility room, cloakroom WC and a useful study area.

Location
The West End of Folkestone is lined with period properties and also features The Grand with it's beautiful seaside promenade, frequented at the turn of the century by Royalty and High Society. There are plenty of bars, cafes and restaurants as well as numerous shops and local amenities. The nearby harbour area includes the renown Rocksalt restaurant and a huge regeneration programme, together with the already established 'creative quarter'.

Within a short walk from the high speed rail station, offering fast services to St Pancras in under an hour and with well regarded primary and secondary schools within close proximity. Folkestone is being recognised by commuters as the perfect place to be with its well priced housing stock, easy access to London and glorious situation by the sea. Easy access to the continent by Eurostar services, the Channel Tunnel at Cheriton and ferries via Dover harbour. The M20 motorway is within easy access also.

Private Garden
The property has a pleasant private garden to the rear of the building.

Share of Freehold
We have been informed by our vendor that the property has a 1/3rd Share of the Freehold.

Lease Details
We have been informed by our vendor that theproperty has a 999 year lease from 25th December 1970.

Service Charge
We have been informed by our vendor that the service charge is in the region of £3000 per annum.

Ground Rent
We have been informed by our vendor that there is no ground rent payable for this apartment.

Council Tax
Band - C

EPC Rating
EPC - Awaited

Agents Note
If an offer is accepted on a property marketed by Reeds Rains, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations and we use a specialist third-party company to carry out these checks. The fee is £30 plus VAT (£36 including VAT) per transaction, payable once the offer is agreed and before the sales memorandum is issued. Please note that once paid, this charge is non-refundable.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.