



**207 SANDGATE ROAD,  
FOLKESTONE**

**OFFERS OVER £230,000 S/O/F**

**STUNNING TOP FLOOR, TWO  
BEDROOM APARTMENT IN AN  
IMPRESSIVE VICTORIAN DETACHED  
HOUSE CONVERSION LOCATED IN  
FOLKESTONE'S WEST END**



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Motis Estates Ltd & Motis CS Ltd t/a Motis Estates inc. H Wald & Co

Directors: Patrick Hutley, David McComb, Kris Foster MRICS Consultant: Kim Clinch FRICS



# 207 Sandgate Road Folkestone CT20 2HT

**TOP FLOOR , SEA VIEWS , TWO BEDROOMS , WEST END LOCATION  
, COMMUNAL GARDENS , PARKING**

## Description

Stunning top floor, two bedroom apartment in an impressive Victorian detached house conversion located in Folkestone's West End. The apartment offers spacious rooms and fantastic sea views and also benefits from direct rear access to Terlingham Gardens which in turn leads on to The Leas promenade. Folkestone town centre and high speed rail services are both well within 15 minutes level walking distance. The accommodation comprises:-

## COMMUNAL ENTRANCE

## SECOND FLOOR

## ENTRANCE HALL

## LOUNGE/DINER 18'11" x 18'0" (5.77m x 5.49m)

With working gas fireplace, window overlooking Terlingham Gardens and offering stunning sea views

## KITCHEN 11'2" x 6'1" (3.40m x 1.85m)

Fitted with a mix of wall and base units, integrated fridge, freezer, dishwasher, washing machine, window to side with sea views

## BEDROOM ONE 16'1" x 13'11" (4.90m x 4.24m)

With walk in wardrobe which may have the potential to be turned in to an en-suite, window offering sea views

## BEDROOM TWO 12'5" x 9'6" (3.78m x 2.90m)

With windows to the side and the front, cupboard with boiler

## BATHROOM 7'8" x 5'10" (2.34m x 1.78m)

Fitted with low level W.C., panelled bath with shower over, pedestal sink basin with mirrored wall cabinet above, heated towel rail

## COMMUNAL GARDENS

## PARKING

Off road parking

## MAINTENANCE

£800 per six months, includes building insurance, garden maintenance, cleaning of the windows, cleaning and upkeep of the lighting in the communal areas

## COUNCIL TAX

Band B.

## Tenure Share of Freehold

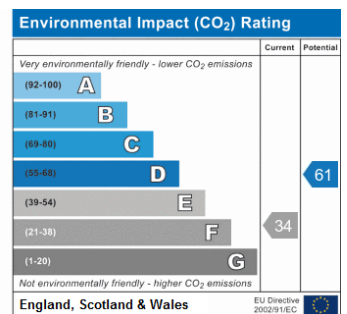
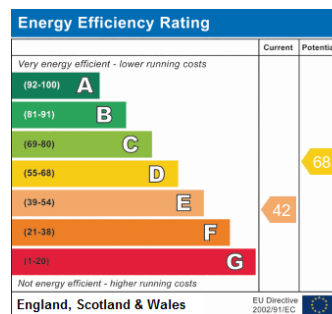
## Postcode CT20 2HT

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_003100

## Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00











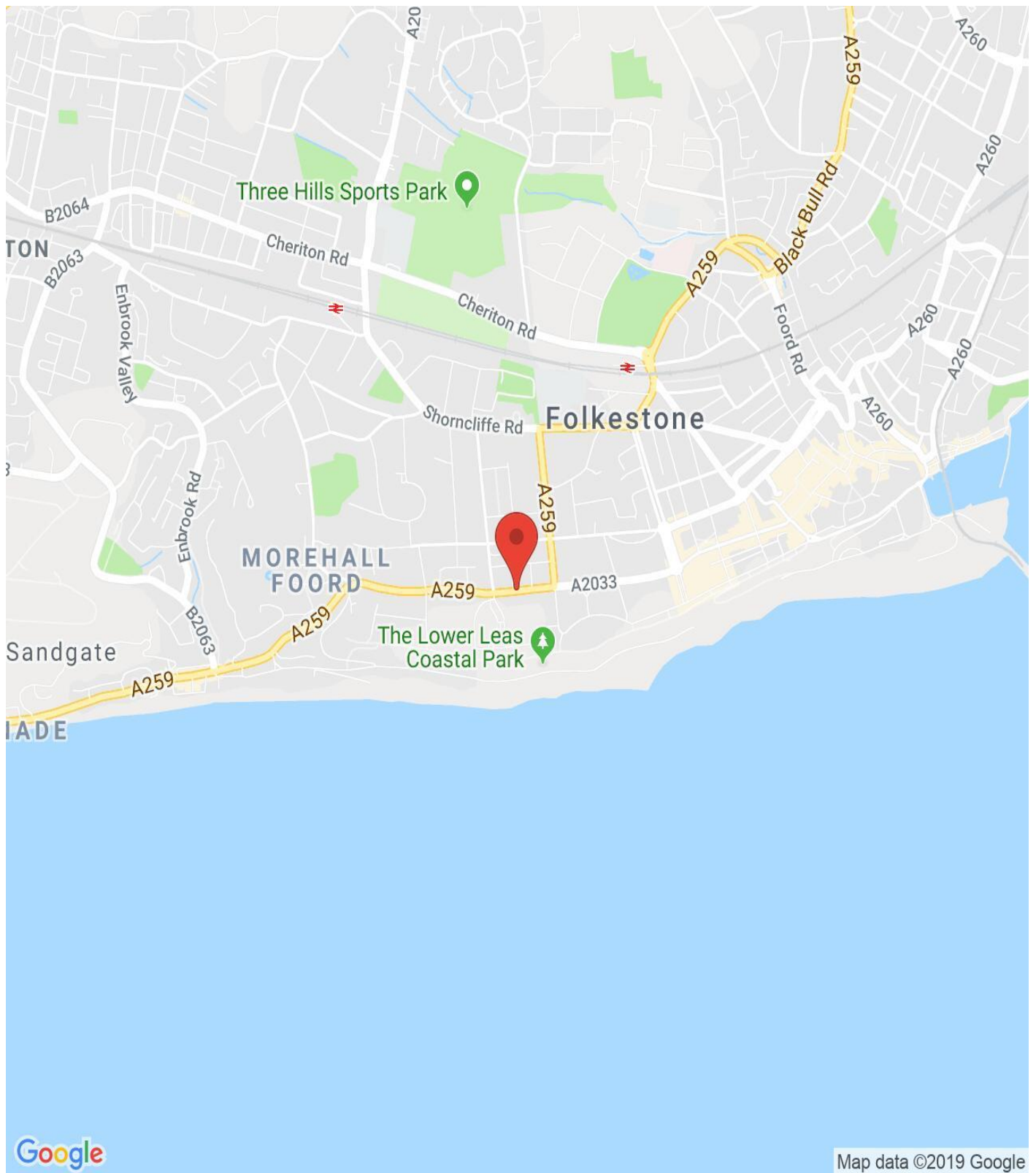




## Top Floor

Approx. 84.5 sq. metres (909.4 sq. feet)





#### IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.





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