



**HOMEPIKE HOUSE, SANDGATE
ROAD, FOLKESTONE**

£110,000 Leasehold

**MOTIS ESTATES ARE PROUD TO
OFFER THIS ONE BEDROOM
RETIREMENT APARTMENT SITUATED
IN THE DESIRABLE BLOCK OF
HOMEPIKE HOUSE, CLOSE TO
FOLKESTONE TOWN CENTRE.**



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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

Homepine House, Sandgate Road Folkestone CT20 2XD

**Seaviews -South and West views , Views over private gardens ,
Double Aspect , Extended Lease , No chain , Communal
Gardens**

Motis Estates are proud to offer this lovely one bedroom apartment situated in the retirement block of Homepine House - a short stroll away from Folkestone Town Centre and The Leas. The apartment is situated on the 5th floor, and benefits from plenty of internal storage space, including store cupboards in the bedroom and just off the landing. The lounge is of a generous size, complimented with a rear window facing the landscaped private gardens, exclusively for Homepine House residents.

The kitchen is situated just off the lounge, and comes included with a cooker and fridge freezer. Save on your electricity bill in the bedroom, as there are two windows also facing the garden area... The bedroom is of a generous size, and can compliment a double bed with ease. There is also built in storage space accessible from the far side of the bedroom. Homepine house is a fantastic retirement block, with plenty for the residents to do.

There are always residents activities taking place including keep fit, line dancing and bingo - perfect for those who enjoy a social atmosphere! If this isn't your scene, you can always relax in the residents lounge and socialise with the other residents.

Residents of the block have access to the lifts, lounge, laundry room, guest facilities, garden and library... The town of Folkestone offers an array of shops, cafes, bars, restaurants, boutiques and a variety of supermarkets. There are plenty of pretty walking opportunities along the Leas Promenade, seafront and popular harbour.

Folkestone has great travel connections, The Highspeed train can be accessed from the two Folkestone stations which reaches London St Pancras in under an hour, the M20 motorway is close by offering a further easy route to the capital, and there are various bus services to Canterbury, Dover, Hythe and beyond. The Channel Tunnel Terminal provides access to the Continent and is approx. 3 miles away and Ashford International Passenger Terminal providing Eurostar services to Paris & Brussels is around 20 minutes by car.

SERVICE CHARGE: £882.97 - every 6 months, this includes the sewage and water rates.

GROUND RENT: £220.81 every 6 months.

LEASE DETAILS: 139 Years from 1st September 1983.

VIEWINGS STRICTLY BY APPOINTMENT ONLY THROUGH MOTIS ESTATES INC H WALD & CO

Tenure Leasehold

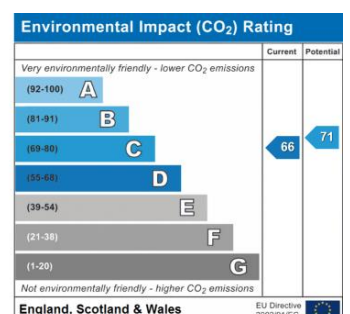
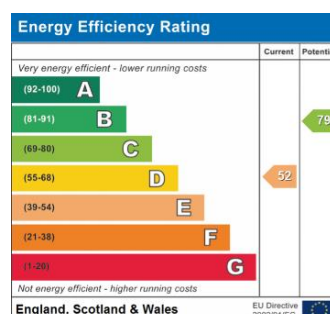
Postcode CT20 2XD

Viewings Strictly by appointment only -
Property Reference MOTIS_003344

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



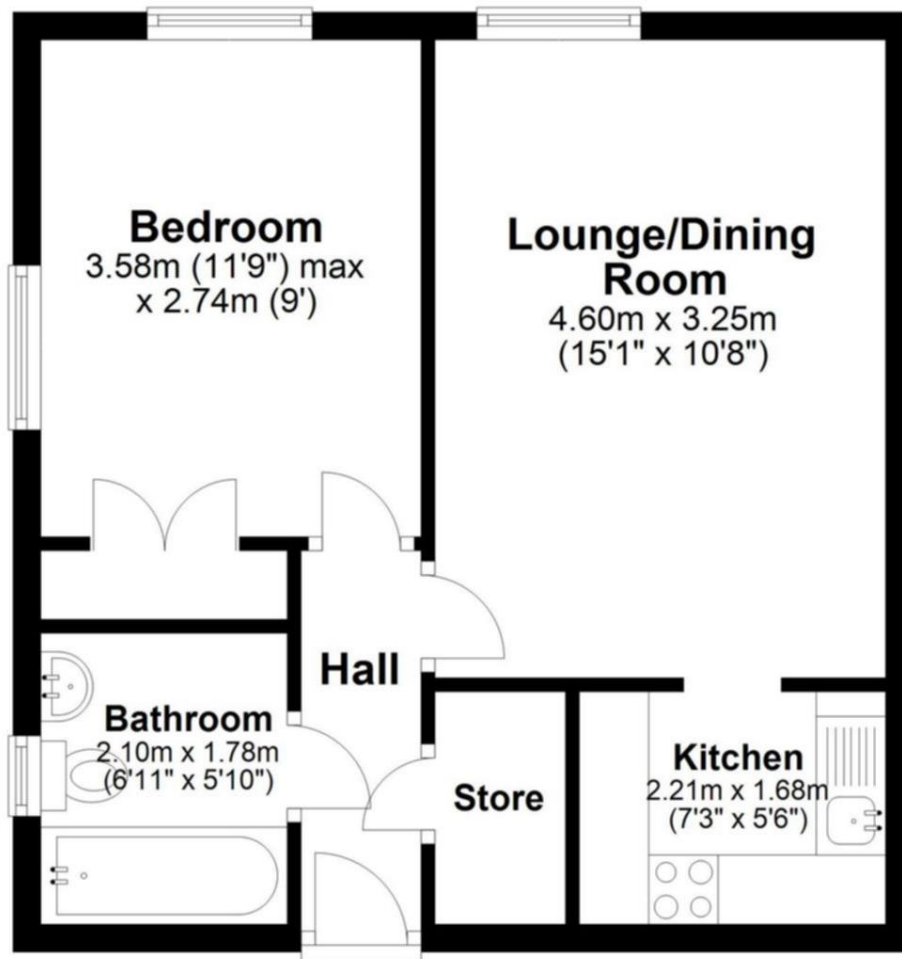






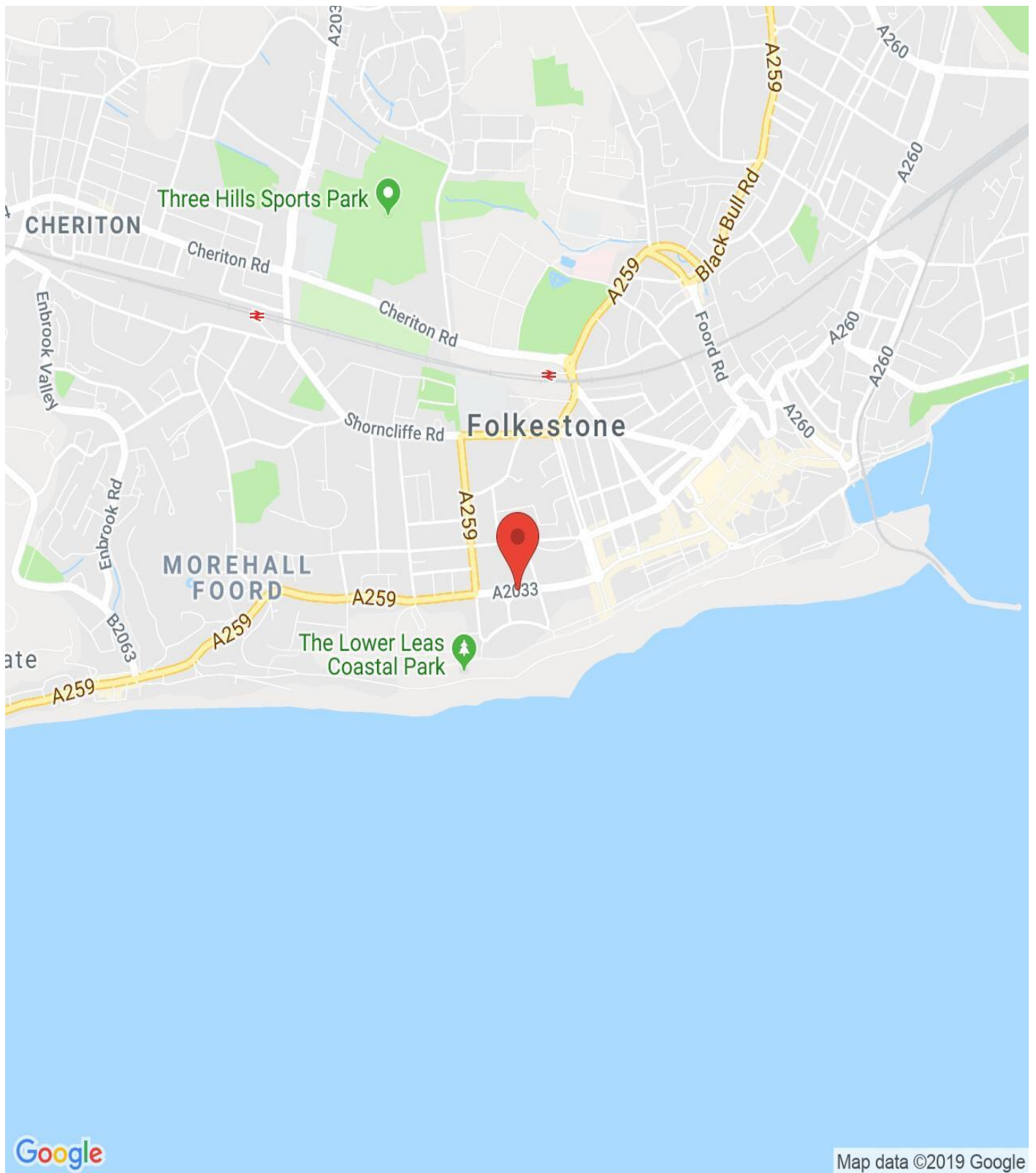
Upper Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



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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