



104A SANDGATE HIGH STREET, FOLKESTONE

OIRO £300,000 Leasehold

FOUR BEDROOM MAISONETTE WITH SEA VIEWS IN SANDGATE! Located a stones throw from the seafront, this spacious four bedroom property is arranged over two floors and offers over 1500sqft of accommodation.



104a Sandgate High Street Folkestone CT20 3BY

**SEA VIEW , FOUR BEDROOMS , SANDGATE VILLAGE LOCATION ,
LARGE SITTING ROOM , UTILITY ROOM , OVER 1500sqft**

Description

Conveniently located in Sandgate High Street, this spacious maisonette offers the convenience of local curio shops, independent restaurants and the beach in Sandgate with the nearby town of Folkestone being easily accessible. The local bus network runs services along the coast, whilst Folkestone Central provides a high speed train service into Central London as well as regional mainline rail links across Kent. The maisonette is accessed via a shared passage from Sandgate High Street. From the ground floor, wide and welcoming stairs lead you up to a handy WC before you arrive at the first floor landing. From here you are led through to the kitchen diner which features fitted kitchen units with plenty of storage and integrated oven, there is even a breakfast bar. Double doors open up onto the lounge where you are instantly drawn to the sea view as well as the impressive space on offer. Wooden floors a bay window and a feature fireplace compliment the bright and airy room. To the rear of the kitchen you will find a small hallway with a utility room and more storage cupboards which then leads through to the main bathroom. The staircase continues from the first floor landing up to the second floor where you will find two generous double bedrooms, both with a sea view as well as a further two bedrooms. The wall between the two smaller rooms was a later addition and could be removed to re-instate a third double. There is also an additional WC with a shower. We understand the property will be granted a new lease and we await further details on length and charges. Call Motis Estates today to arrange your viewing - 01303 212020

Tenure Leasehold

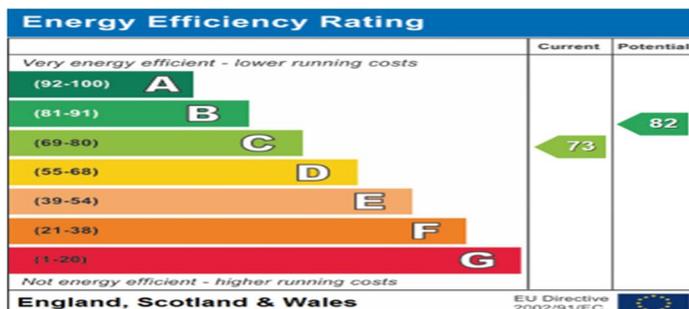
Postcode CT20 3BY

Viewings Strictly by appointment only -
Property Reference MOTIS_004155

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



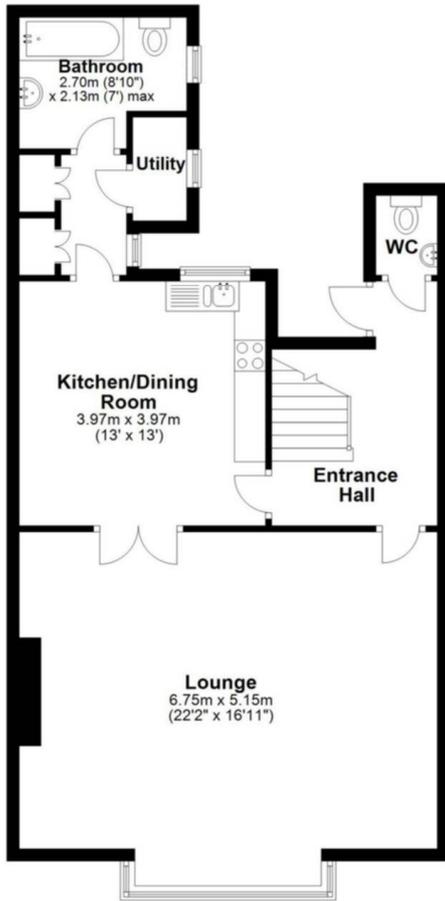






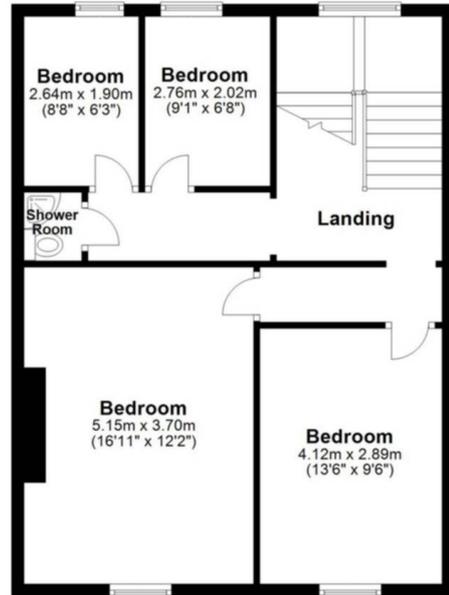
First Floor

Approx. 73.1 sq. metres (786.8 sq. feet)

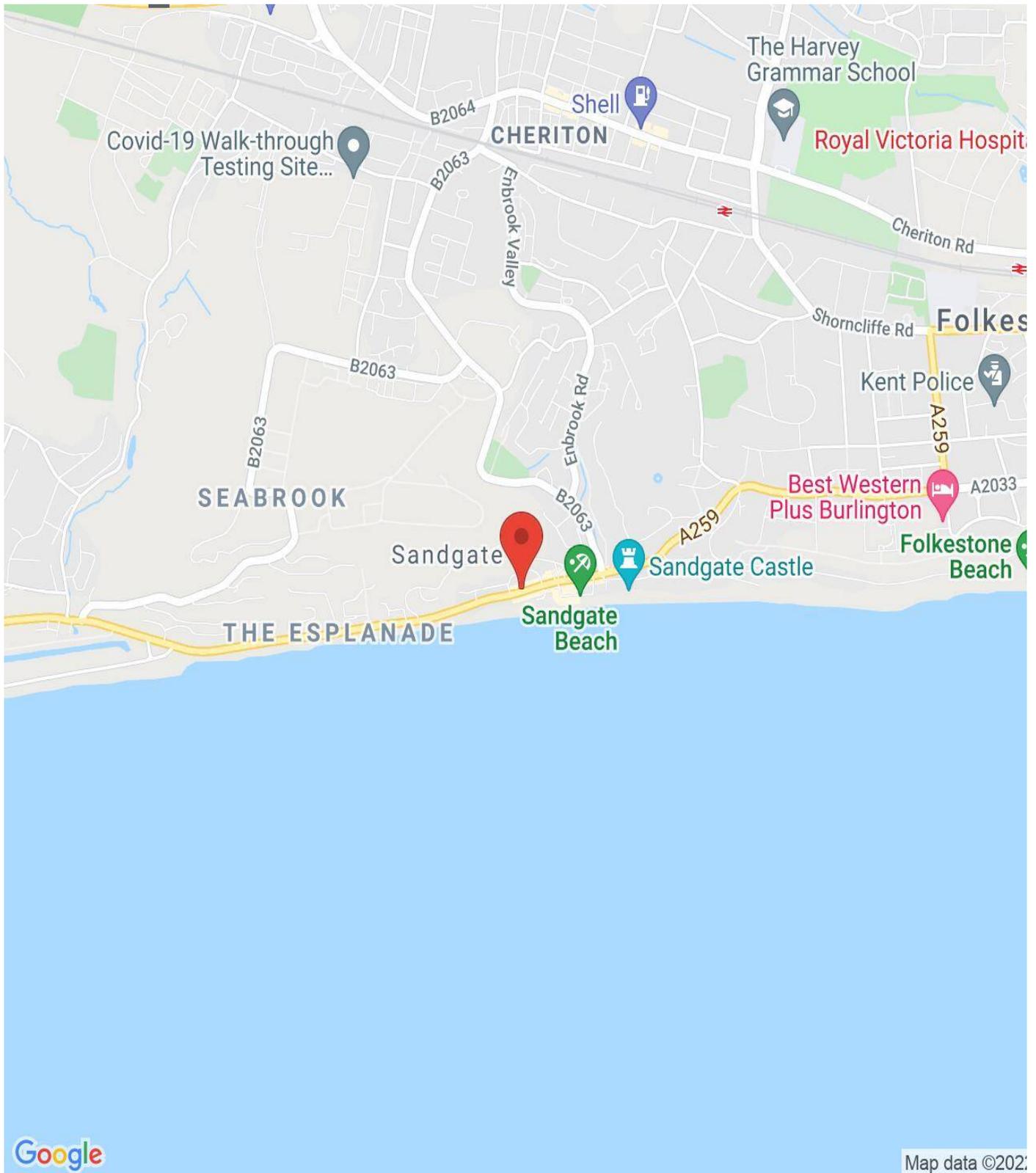


Second Floor

Approx. 61.7 sq. metres (664.2 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.