



21 THE CRESCENT, FOLKESTONE

£750,000 Freehold

GUIDE PRICE £750,000 - £795,000. Offered to the market with planning permission granted to reconfigure three flats to create three dwelling houses of 1200 - 1300 sq ft. Welcome to The Crescent.



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21 The Crescent

Folkestone CT20 3EE

GUIDE PRICE £750,000 - £795,000 , Opportunity to create 3 townhouses , Planning Permission granted , Parking and gardens , Within 5 minutes to the Sea , Aspirational area to live

Description

GUIDE PRICE £750,000 - £795,000.

Offered to the market with planning permission granted of 23/0646/FH is this opportunity to reconfigure three existing flats to form three 1200 - 1300 sqft 3 bed townhouses.

The site is located on The Crescent, which is approximately 100m from Sandgate High Street. Sandgate is a small village in the Folkestone and Hythe Urban Area.

The site is primarily residential and is characterised by 2-4 storey dwellings including dwelling houses and flats. Sandgate High Street is the main arterial road that passes East-West through Sandgate and features a mix of retail outlets, restaurants, cafes and B&B's.

There is a regular bus service which passes through Sandgate which connects with Folkestone and the Towns and Cities beyond. Buildings along Sandgate High Street are predominantly three storeys in height (a smaller number are two storey), with single storey retail and generous floor-to-ceiling heights. The neighbouring buildings to the West of the site feature 2-3 storey bay windows with accompanying large sash windows and entrance doors leading immediately to the street.

The site itself has provision for 4 allocated car spaces with no dependency for on-street parking, in contrast to many other dwellings along the road. The existing building is a 2-storey detached Victorian telephone exchange building in Sandgate near Folkestone that historically was converted into apartments. The existing building is a white rendered rectangular building of traditional masonry construction which features a double pitched roof finished with slate tiles.

The building consists of two storeys with a single residential unit at first floor and two separate flats at the ground floor. All units are accessed via separate doors leading directly from the street. The two ground floor units are accessed via a recessed porch at the front of the building, whilst the first floor residential unit is accessed via a staircase which appears to have been formed in the garage. The openings include large format uPVC windows which appear across the front and rear of the property.

A South-facing centre first floor door features a Juliette balcony facing the road. The rear of the property features a sharply sloped garden with terraces that are interconnected by recessed/landscaped stairways. The terraces are also connected to the building via a substantial steel and timber bridge structure which interfaces with a first-floor doorway.

Immediately adjacent to the building at ground floor is a recessed ground floor passageway which leads via an external staircase to a side passageway. This passageway features a timber gate and provides emergency escape to the road, access to the garden and storage space for bins. There is an existing triangular shaped hard-standing area which includes four off-street parking spaces outside the building adjacent to the road.

The proposal aims to reconfigure a building consisting of 3 flats separated on a horizontal plan, to create 3 vertically separated dwellings while being considerate to the existing building envelope. Since the proposal is located outside of the flood risk, the design places accommodation at ground floor and within the roof space.

Each unit is equipped with an open plan kitchen, living, dining level at first floor to take advantage of the view to the front and access to the rear garden. The existing rear garden features a large terrace that is accessible via a small platform; we propose to replicate this precedent to allow access to the rear garden for the other units.

To the front of the building, the existing garage door has been removed and infilled to enable it remains more in keeping with its immediate surroundings and create a homogeneous building envelope.

As the building's roof space is large in proportion, adequate space is created for a new accommodation level. Each unit benefits from 2 new roof lights at the front of the building to provide adequate light, as well as town and sea views. Two new small roof lights have been placed at the rear of the building to allow ventilation for the new ensuite bathrooms and cross ventilation for the new bedrooms.

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Upside-Down Living

Each of the units feature an upside-down living arrangement. Since the site is located outside flood risk zones 2&3, living accommodation can continue to be located on the ground floor level. A utility has been provided for each unit which aids in day to day living while providing a space for storage. This affords the living accommodation the opportunity to enjoy the best views of the village and the sea.

Open Plan Living

Another feature to all 3 units is open plan living; to allow the space to be light and spacious, openings between spaces have been highly considered with window openings to the front and rear of the building. The use of large openings between spaces maximises both views and light from the North and South of the site, as well as benefit from direct access to their own private rear terrace area.

Rear Terrace

The existing rear terrace has been divided to provide 3 private external spaces which have access via a small platform that has taken inspiration from the existing rear platform. The rear terrace will be cleared of all debris to create a welcoming and safe area. All protected trees will be maintained Each townhouse is made up of three floors.

The ground floor offers two double bedrooms, one with en suite and a utility room, the first floor has access to the rear garden and offers views to Sea from the open plan kitchen/Dining/lounge. The top floor will be the show piece, a 250sqft main bedroom with Ensuite.

We propose that these townhouses will be worth circa. £550,000 each.

For more information, please don't hesitate to contact Kris Foster MRICS on kris.foster@motis-estates.com or 01303 212020

Tenure Freehold

Postcode CT20 3EE

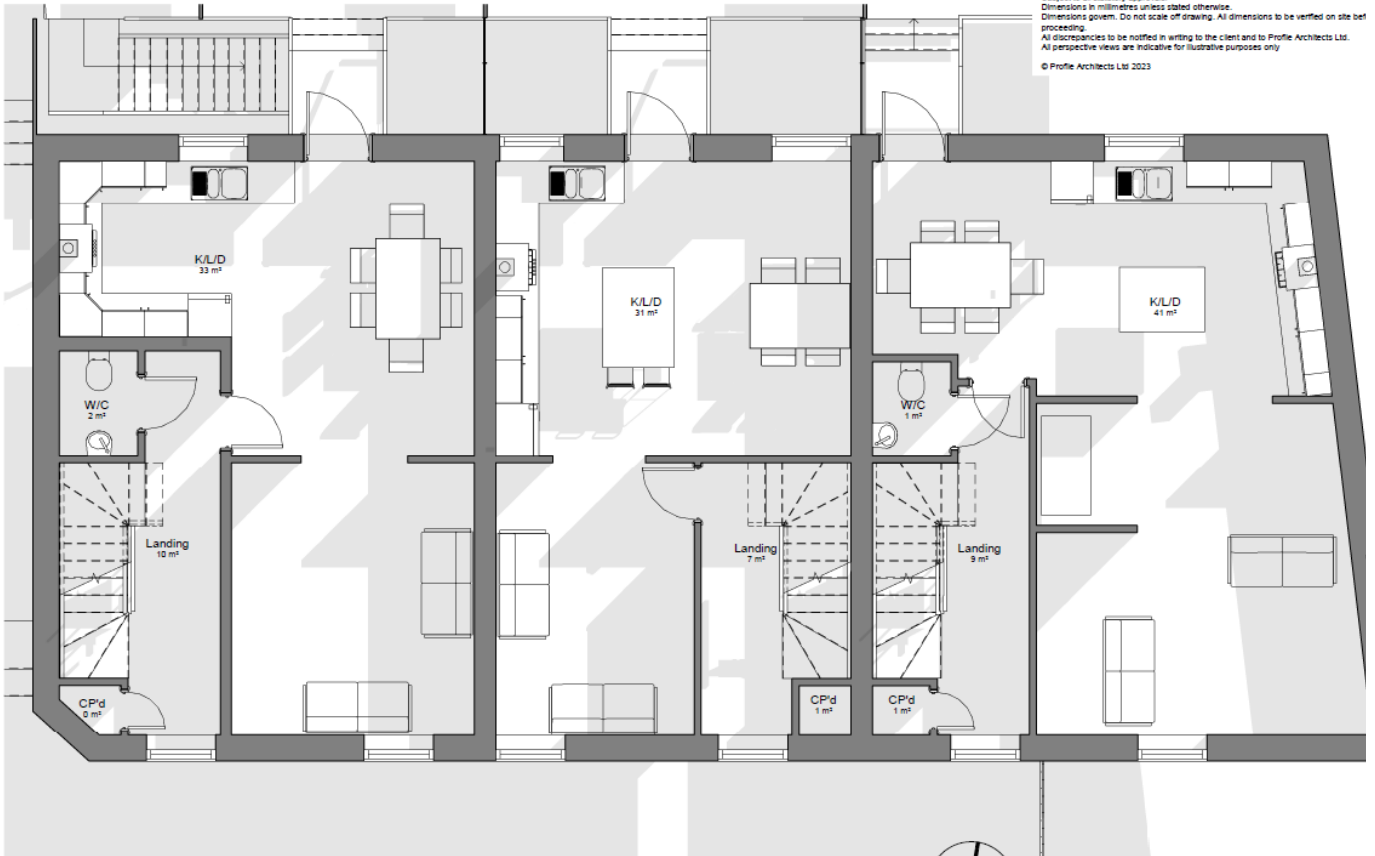
Viewings Strictly by appointment only -
Property Reference MOTIS_004988





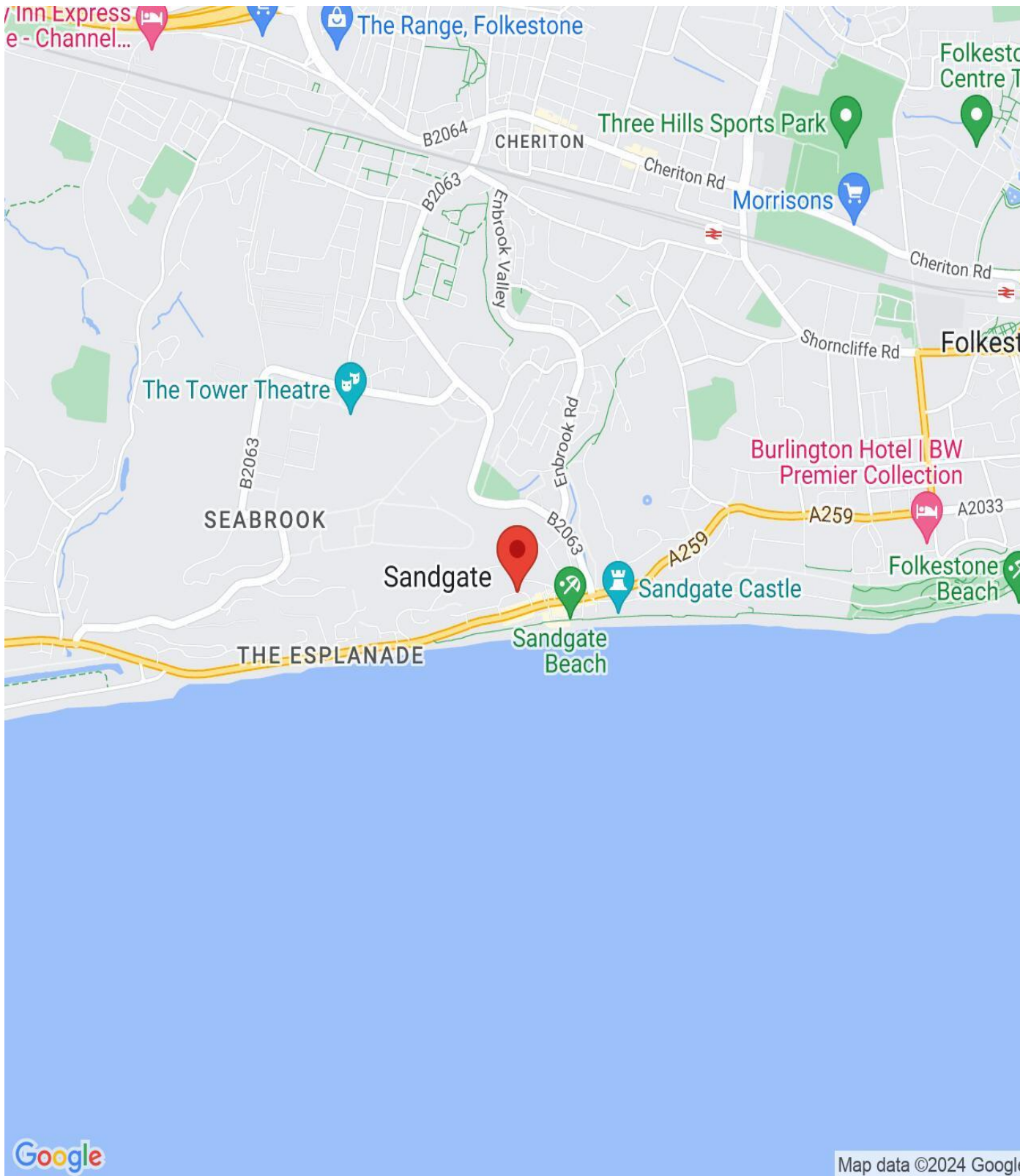
PLANNING APPLICATION

General notes
Subject to all statutory approvals.
Dimensions in millimetres unless stated otherwise.
Dimensions govern. Do not scale off drawing. All dimensions to be verified on site before proceeding.
All discrepancies to be notified in writing to the client and to Profile Architects Ltd.
All perspective views are indicative for illustrative purposes only.
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PROPOSED





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.