



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**  
**£550,000**

**Freehold**

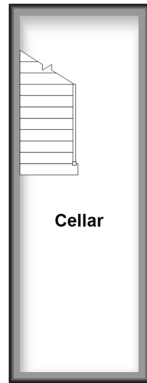
8x  3x  1x 

**Sandgate Hill, Sandgate,  
Folkestone, Kent, CT20**

*Wards*  
Helping you move forwards

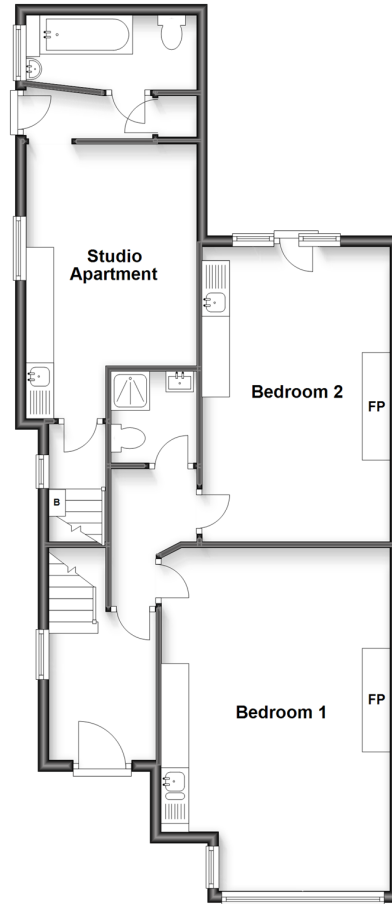
### Basement

Approx. 13.7 sq. metres (147.7 sq. feet)



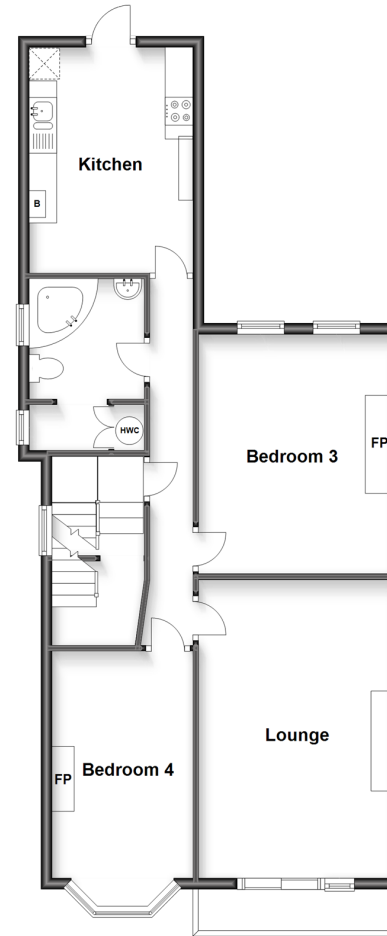
### Ground Floor

Approx. 79.5 sq. metres (855.8 sq. feet)



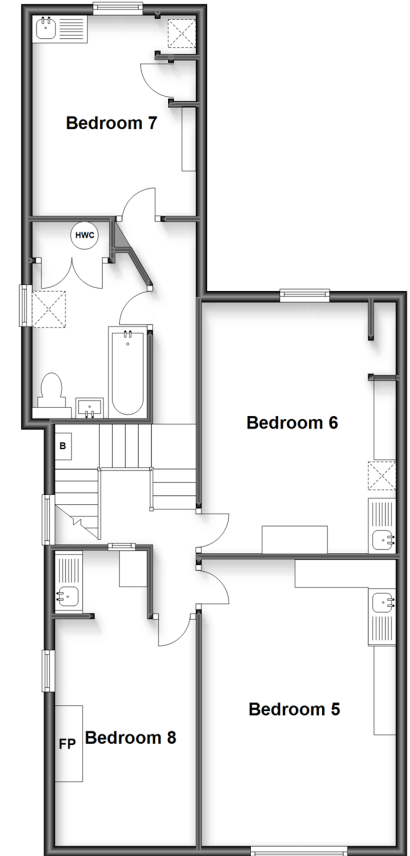
### Split Level First Floor

Approx. 76.5 sq. metres (823.6 sq. feet)



### Split Level Second Floor

Approx. 76.3 sq. metres (821.1 sq. feet)



## Accommodation

### BASEMENT

Cellar

### GROUND FLOOR

Studio Apartment: 13'0 x 10'8 (3.97m x 3.25m)

Bathroom

Bedroom 1: 17'6 x 11'5 (5.34m x 3.48m)

Bedroom 2: 20'6 x 13'5 (6.25m x 4.09m)

Shower Room

### SPLIT LEVEL FIRST FLOOR

Landing

Kitchen: 13'6 x 10'0 (4.12m x 3.05m)

Lounge: 18'1 x 11'4 (5.52m x 3.46m)

Bedroom 3: 15'2 x 8'5 (4.63m x 2.57m)

Bedroom 4: 14'0 x 11'2 (4.27m x 3.41m)

Bathroom

### SPLIT LEVEL SECOND FLOOR

Landing

Bedroom 5: 16'8 x 11'7 (5.08m x 3.53m)

Bedroom 6: 15'0 x 10'0 (4.58m x 3.05m)

Bedroom 7: 11'8 x 9'2 (3.56m x 2.80m)

Bedroom 8: 13'0 x 8'5 (3.97m x 2.57m)

Bathroom

### OUTSIDE

Rear Garden

Courtyard





## Main features

- Potential for four flats - Planning permission for three flats applied for
- Highly sought after location
- Great investment opportunity
- Short walk to the award winning Sandgate beach and town



### Nearest Schools

Primary Schools: Lympne C of E Primary 0.1 miles, Sandgate Primary 0.4 miles, St Eanswythe's C of E Primary 1.2 miles

Secondary Schools: The Folkestone School for Girls 0.2



### Transport Information

Train Stations: Folkestone West High Speed Link 0.9 miles, Folkestone Central 1.3 miles, Sandling 4.6 miles



### Address

Sandgate Hill, Sandgate, Folkestone, Kent, CT20



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Folkestone Branch 01303 256505 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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