



Price
£550,000

Freehold

8x  3x  1x 

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

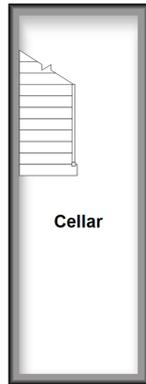
OVER 60?

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

Wards
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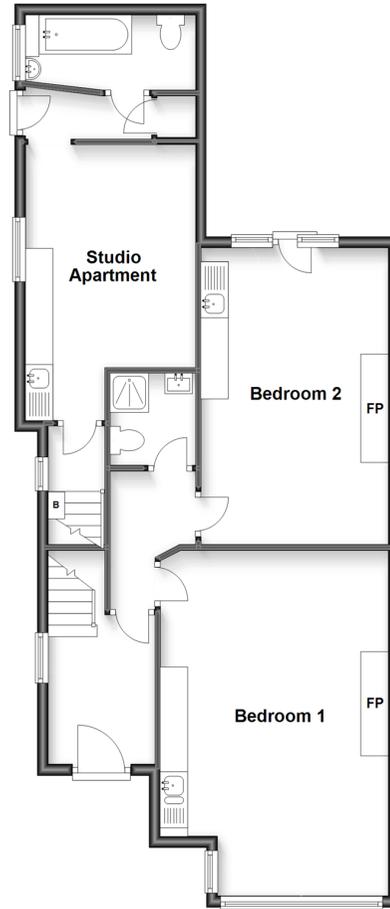
Basement

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: Lypne 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 ■ wardsof Kent.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.



EPC RATING
CURRENT: **E(42)** POTENTIAL: **C(74)**

12637215/20221201/LO/CW