



## Flat C, 162 Sandgate Road, Folkestone

Guide Price £200,000



  
**ANDREW & CO**  
ESTATE AGENTS



## Flat C

162 Sandgate Road, Folkestone

Spacious and elegant 3-bed flat with period features in desirable West End area of Folkestone. Requires updating but offers potential. Close to seafront, transport links, and comes with a share of freehold. Offers £200,000 - £220,000.

Council Tax band: B

Tenure: Share of Freehold

- OFFERS IN REGION OF £200,000 - £220,000
- THREE BEDROOM FLAT
- PLENTY OF LIVING SPACE WITH LARGE ROOMS
- PERIOD FEATURES
- SHARE OF FREEHOLD
- POPULAR WEST END LOCATION
- SHORT WALK TO THE BEAUTIFUL LEAS SEAFRONT
- CLOSE TO FOLKESTONE WEST TRAIN STATION AND BUS ROUTES

### COMMUNAL ENTRANCE

Lovely communal area with newly laid carpet and freshly painted, there is one flight of stairs to the first floor which leads to the entrance to Flat C.

### ENTRANCE HALLWAY

27' 5" x 10' 9" (8.37m x 3.27m)

Single glazed wooden sashed window to the rear with internal secondary double glazing, loft hatch, carpeted floor coverings, coving and a radiator. There is also an intercom system for the communal front door. Doors to:-

### LOUNGE

20' 2" x 12' 6" (6.14m x 3.80m)

Triple aspect room, wooden sash single glazed windows to front, side and rear of the property. All of which has secondary glazing. Carpeted floor coverings, large feature fireplace and two radiators.

### KITCHEN/DINING ROOM

20' 3" x 9' 9" (6.18m x 2.98m)

UPVC double glazed window to the side of the property. Kitchen comprises of base units, stainless steel sink, integrated fridge and freezer, wall mounted boiler, laminate wood flooring, radiator, gas hob with extractor fan and fan oven. There is space for washing machine and dishwasher. Kitchen has a dining area which has restricted head height and eves storage.

### BEDROOM

12' 0" x 11' 2" (3.67m x 3.40m)

UPVC double glazed window to the front, carpeted floor coverings, radiator, sink and eves storage.

### BEDROOM

11' 8" x 10' 10" (3.56m x 3.31m)

UPVC double glazed window to the side, carpeted floor coverings, radiator, built in wardrobe and cupboard housing hot water tank.

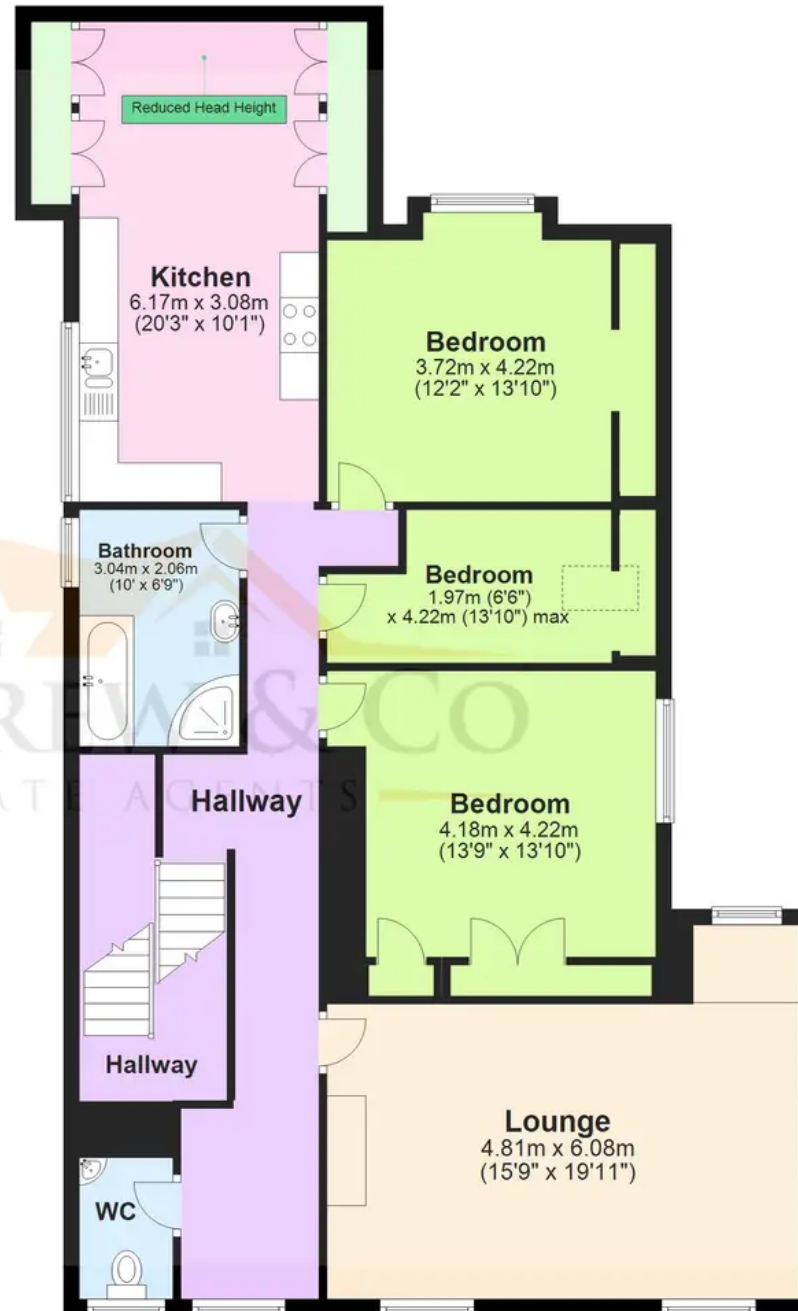
### BEDROOM

8' 8" x 6' 6" (2.65m x 1.98m)

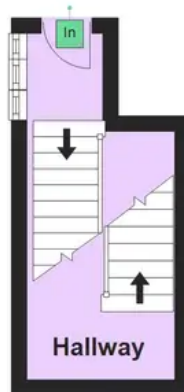
Velux double glazed window to the side of the property, carpeted floor coverings and radiator.



**Second Floor**  
Approx. 130.2 sq. metres (1401.5 sq. feet)



**First Floor**  
Approx. 7.3 sq. metres (78.4 sq. feet)



**Total area: approx. 137.5 sq. metres (1479.9 sq. feet)**

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.