



CHURCH STREET

SANDGATE ROAD

**LUCKY CHIP**  
DIVE BAR RESTAURANT WINE SHOP

2

CRAFT BEERS WINE & SPIRITS COCKTAILS

Soft Furnishings

Interiors

Painted Furniture

Vintage Pieces

No. 1

VAPES

**Sandgate Road**  
Folkestone | CT20 1AL

Lucky  
**CHIP**  
BURGERS  
COCKTAILS  
WINE & BEER



## Sandgate Road , Folkestone, CT20 1AL

**£140,000**

CR REAL ESTATE ARE DELIGHTED TO OFFER FOR SALE THIS RECENTLY COMPLETED FLAT SITUATED IN FOLKESTONE TOWN CENTRE, JUST A SHORT WALK TO THE SEA FRONT. THESE PROPERTIES ARE IDEALLY SITUATED WITH EVERYTHING YOU NEED ON YOUR DOOR STEP FROM A GREAT SELECTION OF SHOPS TO STUNNING EATERIES WHICH WE FEEL MAKE THESE THE IDEAL INVESTMENT PROPERTY. THERE IS A SELECTION OF ONE AND TWO BEDROOM PROPERTIES AVAILABLE SO PLEASE CALL US NOW TO ARRANGE

- Recently Completed Flats
- Ideally Situated
- No Onward Chain
- Short Walk To Sea Front
- Investment Opportunity
- Call Now To View
- New Leases are being created



Entrance Hall

Living Room

14'10 x 12'3 (4.52m x 3.73m)

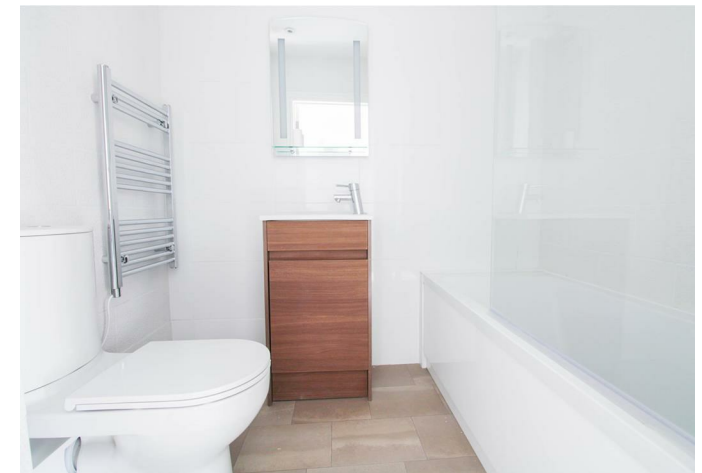
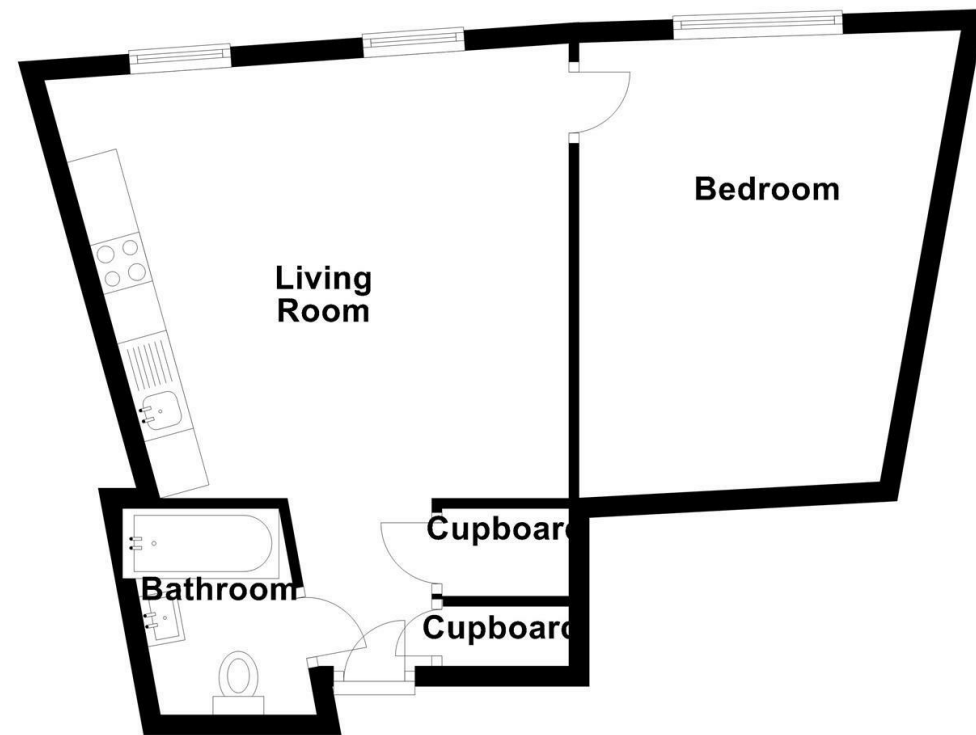
Bedroom

14'10 x 12'4 (4.52m x 3.76m)

Bathroom

6'8 x 5'1 (2.03m x 1.55m)

## Ground Floor





**REAL ESTATE**  
ESTATE AGENCY · REDEFINED

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.