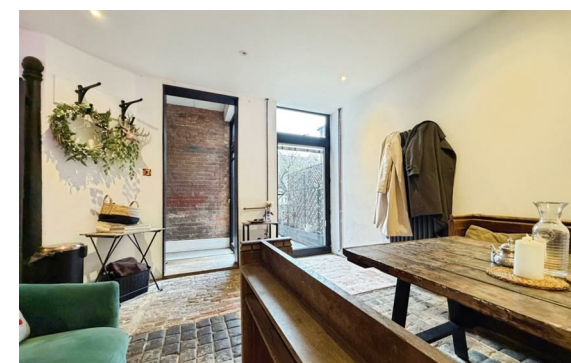




## Wellington Place, Sandgate, Folkestone, Kent, CT20 3HT

- Within Earshot of The English Channel
- 3 Bedrms
- Bathroom
- Dining Room
- Original Brick Flooring and Heavy Stable Divider
- Former Coach House with Garage
- Double Aspect Sitting Room
- Separate Shower Room and WC
- Kitchen
- Views towards Dungeness

**Asking Price £399,950**





# Wellington Place, Sandgate, Folkestone, Kent, CT20 3HT

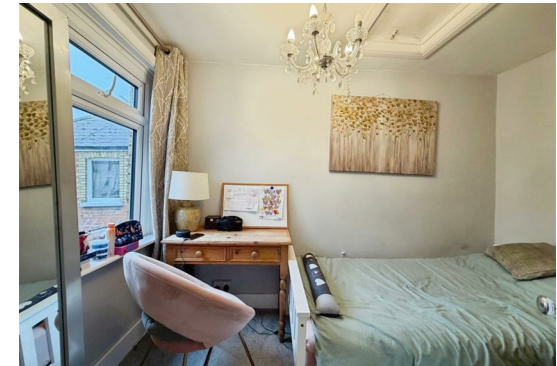
## DESCRIPTION

A rare opportunity to purchase a stylish former coach house, within earshot of the English Channel. Retaining some stunning and most unusual period features, this semi detached property is within just moments of the beach. The majority of the accommodation is set out to the first floor and includes a double aspect sitting room, 3 bedrooms, bathroom, shower room and a separate cloakroom.

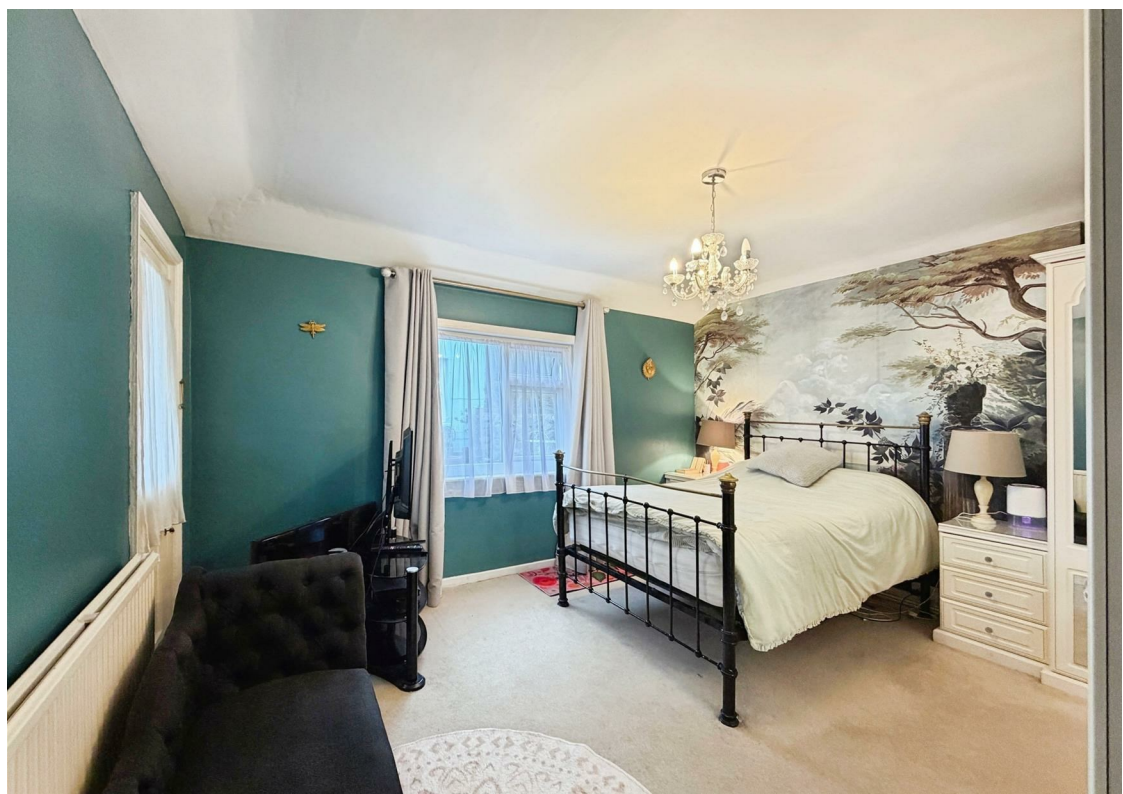
The ground floor has a coach house theme and still retains the original brick flooring and heavy stable divider. Today the accommodation has a generous dining room, kitchen and garage, quite rare for Sandgate.

Sandgate has an array of shops offering antiques, collectable and gifts. The village has a fascinating history along with over one hundred and twenty Grade II Listed properties together with ancient monuments such as Sandgate Castle and Martello Towers.

This much sought after seaside village offers some splendid coastal walks. The Cinque Port town of Hythe with its range of amenities is approximately 2 miles to the east. There is a variety of sports available along the coast including rowing and sailing and a choice of golf courses in the immediate vicinity.

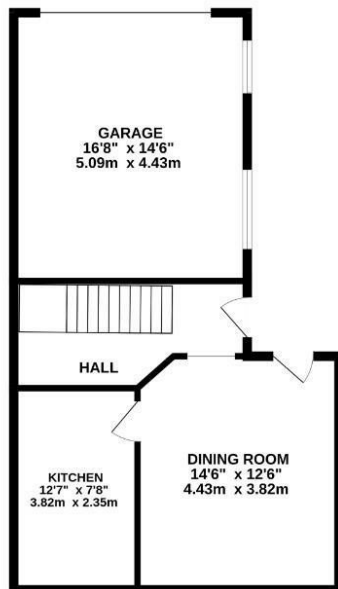




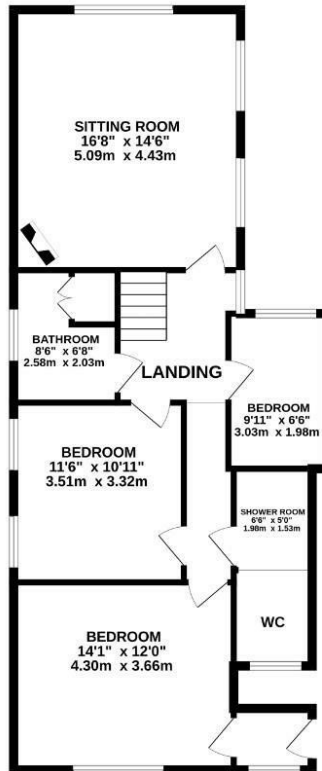




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C5026

### Viewings

Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.