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# Sandgate High Street, Sandgate, Folkestone

## Offers In Excess Of £700,000

A truly unique and characterful four-bedroom period home occupying a prominent position in the heart of Sandgate, just moments from the seafront and beach. Formerly The Rose Inn, this impressive property combines a fascinating local history with beautifully presented and highly individual accommodation extending to approximately 1,522 sq. ft.

The ground floor provides an exceptional amount of living and entertaining space. At the heart of the home is the impressive 27'8" x 22'11" kitchen/dining room, featuring an extensive range of fitted cabinetry, generous worktop space, exposed brickwork and attractive timber flooring. The scale of the room makes it ideal for both everyday family life and entertaining.

The spacious 17'8" sitting room is equally distinctive, combining rich colours and period-inspired detailing to create a warm and inviting reception space. A particularly striking feature is the decorative metal balustrade separating the sitting room from the adjoining bar area, which provides a wonderful reminder of the property's former life as a public house and creates a superb setting for entertaining family and friends.

Upstairs, the property offers four well-proportioned bedrooms, providing excellent flexibility for families, guests or those requiring dedicated home-working space. There is also a stylish family bathroom, featuring a freestanding roll-top bath and traditional fittings, together with a separate shower room and additional WC, providing excellent practicality for a four-bedroom home.

Throughout the property, the current owners have created an interior full of personality and character, successfully combining traditional features with contemporary finishes. Decorative panelling, statement wallpapers, exposed brickwork, period-style lighting and carefully considered detailing all contribute to the home's distinctive appeal.

- Unique & Characterful Four-Bedroom Period Home
- Spacious & Versatile Accommodation With Sea Views
- Impressive Kitchen/Dining Room – Ideal for Entertaining
- Generous Sitting Room with Striking Period-Inspired Features
- Distinctive Private Bar Area Reflecting the Property's Fascinating Heritage
- Four Well-Proportioned Bedrooms
- Stylish Family Bathroom, Separate Shower Room & Additional WC
- Beautifully Presented Rear Garden with Lawn & Entertaining Areas
- Prime Sandgate High Street Location, Moments from the Beach & Seafront
- Historic Former Rose Inn, with a Rich Local History Dating Back to the 1860s

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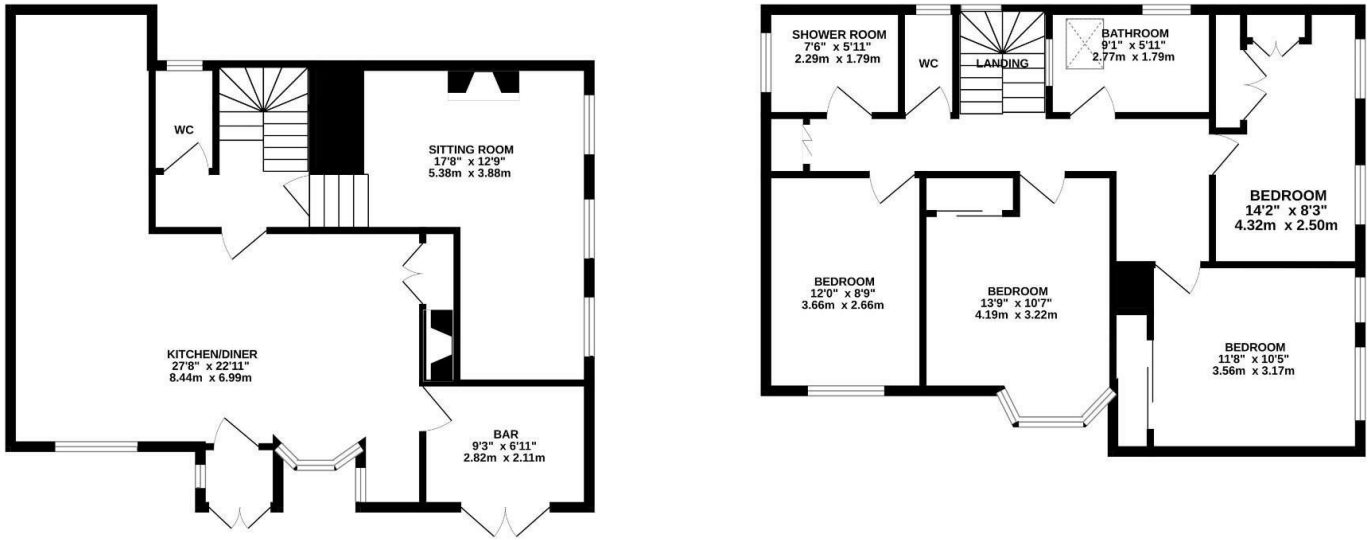


TOTAL FLOOR AREA : 1522 sq.ft. (141.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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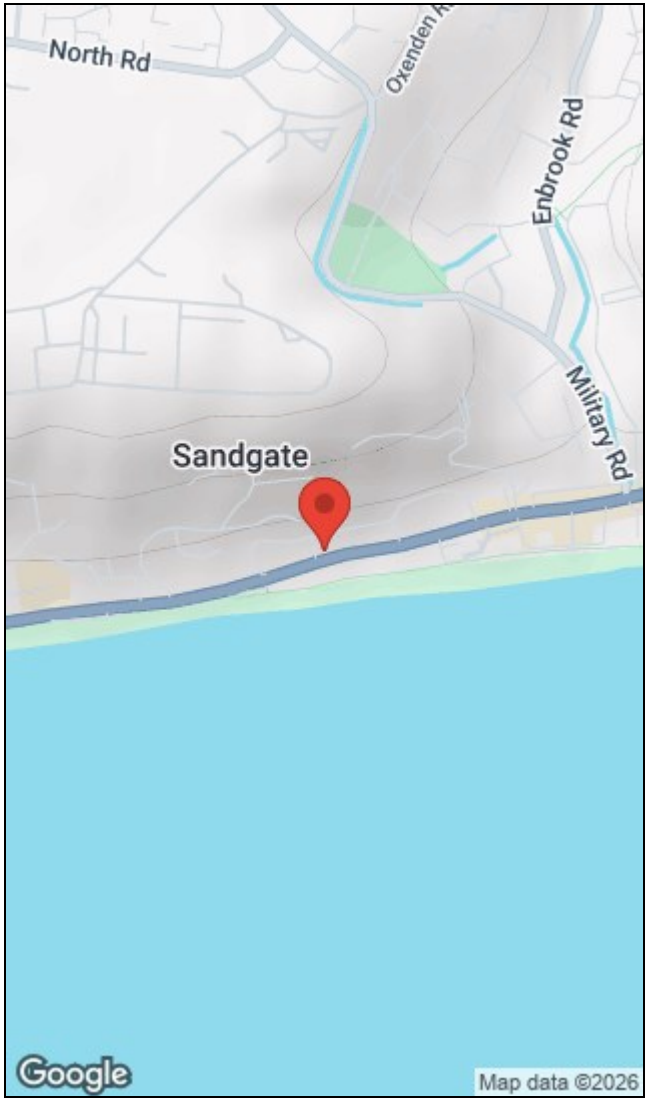


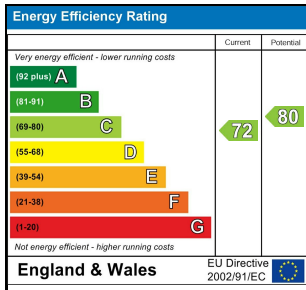


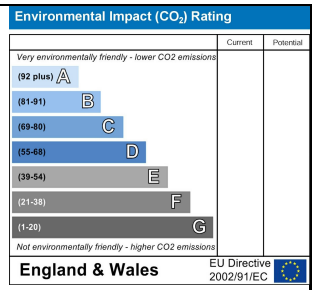


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