



Chichester Road, Sandgate, Kent, CT20 3BP

- BEAUTIFULLY PRESENTED
- PARKING
- VIEWS FROM THE GARDEN
- LANDSCAPED GARDEN
- GARAGE
- COUNCIL TAX BAND: C

Guide Price £390,000

HUNTERS®
HERE TO GET *you* THERE

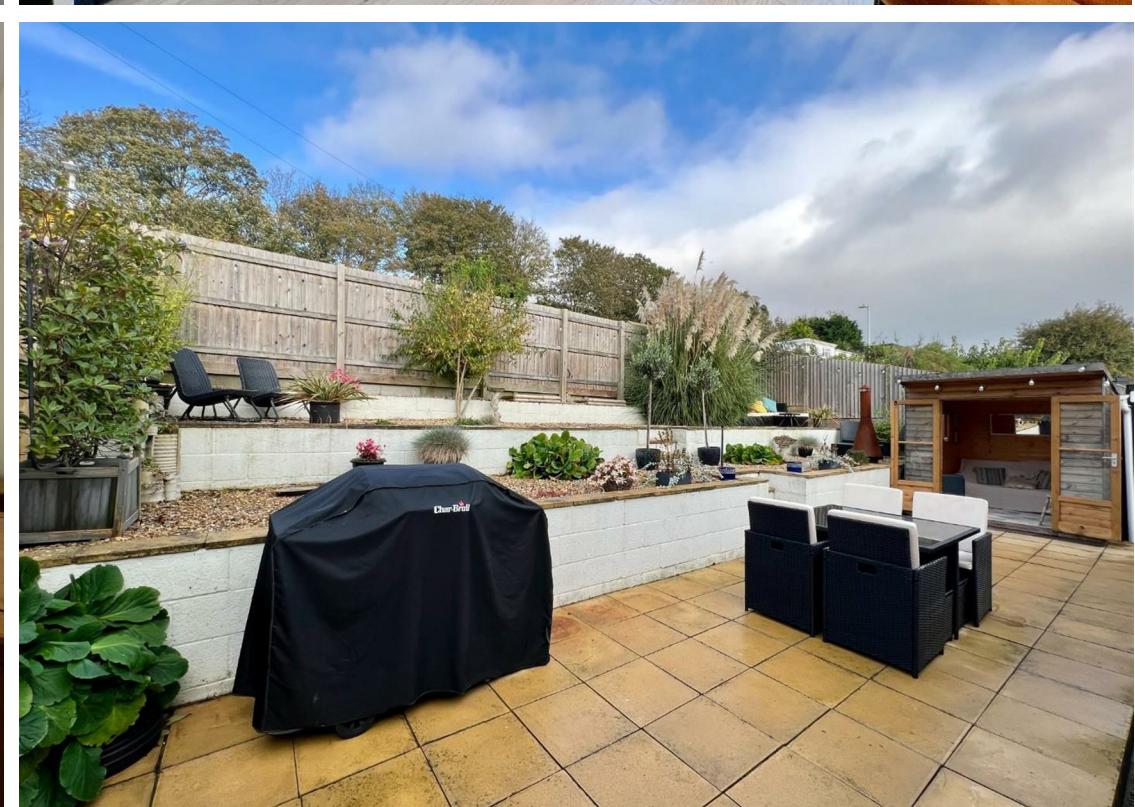
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DESCRIPTION

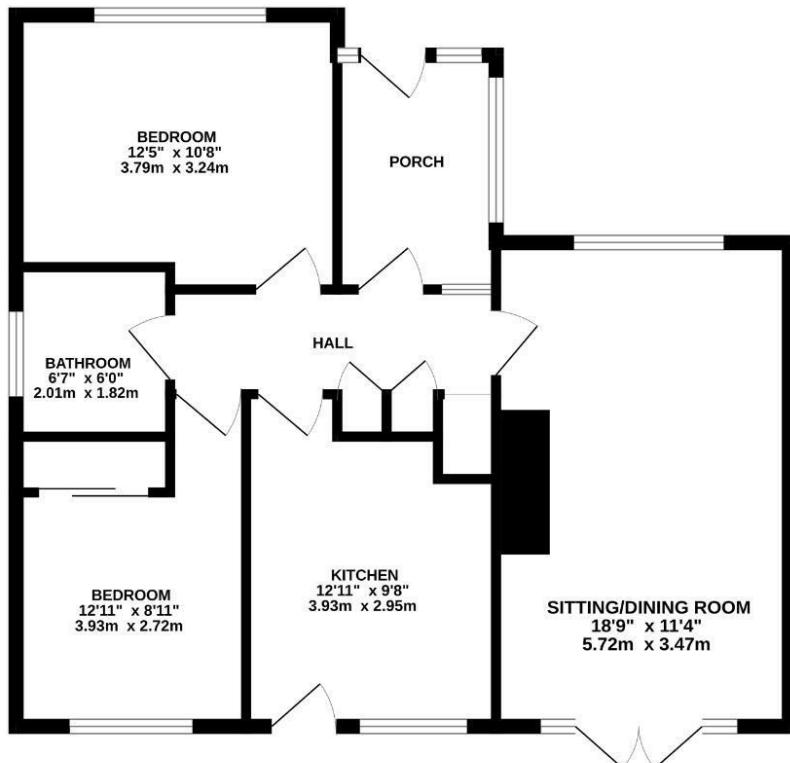
Hunters are pleased to offer for sale this superb two bedroom semi-detached bungalow in Sandgate which offers a light and airy modern living space comprising, large porch to the front, large sitting room with patio doors to the rear garden, two double bedrooms, modern fitted kitchen and bathroom. To the rear is a well presented tiered garden with garage and parking to the front. We highly recommend early internal inspection of this superb bungalow.

Set in the favoured elevated position of Chichester Road with a distant view over the surrounding area and a glimpse of the sea in the distance. The desirable coastal village of Sandgate offers a range of eateries and individual shops, the esplanade offering a open aspect to them sea and shingle beach.. The larger towns of Folkestone and Hythe are a short journey away with larger range of amenities. The mainline train station at Folkestone west offers a journey to St. Pancras International in under an hour.





GROUND FLOOR



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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Viewings

Please contact 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)	A		
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.