



## Homevale House

Sandgate High Street, Sandgate, Folkestone, CT20 3RS

£950 Per Month

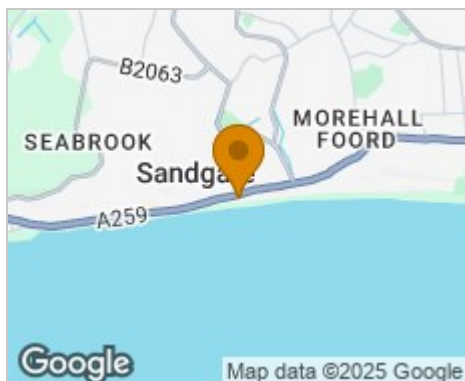


Nestled in the charming coastal village of Sandgate, this delightful purpose-built retirement flat offers a serene retreat for those aged over 60. Located at Homevale House on Sandgate High Street, this property boasts stunning sea views from the communal lounge and has a house manager on site during the hours of 9am and 2pm

The flat features a well-appointed reception room, perfect for relaxation or entertaining guests. The single bedroom provides a peaceful sanctuary, while the modern wet room ensures convenience and accessibility. This thoughtful design caters to the needs of retirees, making it an ideal choice for those seeking a comfortable and manageable living space. There is a guest suite for visiting family and friends which can be hired.

The surrounding area is rich in local amenities, with shops, cafes, and beautiful coastal walks just a stone's throw away. Sandgate's picturesque seafront is perfect for leisurely strolls, while the vibrant town of Folkestone is easily accessible for further shopping and entertainment options.





## Energy Efficiency Graph

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		
England & Wales	82	83

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) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
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.

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