



13 Homepine House Sandgate Road, Folkestone
£110,000



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Folkestone, Folkestone

Sea Views with this Well Presented, Warden Assisted, Retirement Apartment! Miles and Barr are very pleased to offer this one bedroom first floor apartment to the market. Homepine House is set on the popular Sandgate Road and offers an easy walk to the main High Street and The Leas Promenade overlooking the English Channel and seafront, therefore making this home ideally set for all your needs. Set on the first floor with a lift service nearby, the apartment is well presented throughout and offers accommodation comprising; entrance hall, storage, good sized lounge/diner with views overlooking the gardens and across the channel, separate kitchen, modern bathroom with over shower and double bedroom with fitted wardrobes, again with stunning sea views. Outside to the front there is off street parking and to the rear are lovely and well tended gardens leading on to the sea front. The property also benefits from large double glazed windows. Homepine House has communal areas where there is always something going on thus generating a lovely community feeling. There is a house manager on call for your needs and emergency pull cords for peace of mind. Popular with the locals, and with the stunning sea views, we suggest you move quickly before this one is snapped up, and call Miles and Barr today to organise your internal viewing!

- One Bedroom
- First Floor
- Ample Built In Storage
- Beautiful Gardens
- Chain Free
- Modern Bathroom





Entrance Hall

First Floor

Lounge

Dimensions: 4.50m x 3.00m (14'9 x 9'10).

Kitchen

Dimensions: 2.77m x 2.57m (9'1 x 8'5).

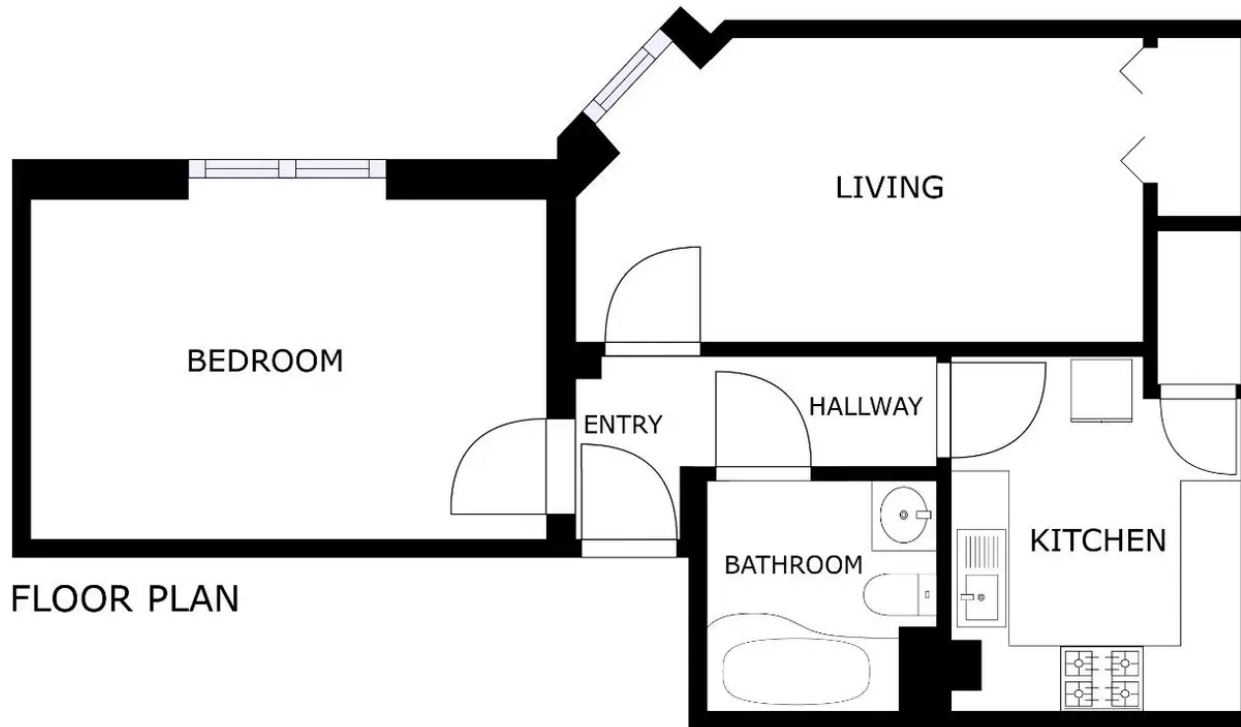
Bedroom

Dimensions: 4.93m x 2.77m (16'2 x 9'1).

Bathroom

Dimensions: 2.08m x 2.01m (6'10 x 6'7).





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 541 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure