



**Flat 36, Sir John Moore Court Sandgate High Street, Sandgate - CT20 3RP**

Guide Price **£235,000**

Approximate Gross Internal Area (Including Low Ceiling) = 60 sq m / 643 sq ft



Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.





## Flat 36

Sir John Moore Court Sandgate High Street, Folkestone

Set in the centre of the sought after coastal village of 'Sandgate' you will find this charming two-bedroom ground floor apartment which offers the perfect blend of coastal living and modern convenience. Imagine waking up each day to the sight of the sea, just steps from your front door. Enjoy a peaceful morning sunrise while watching the waves roll in and out with stunning sea views as far as the French coast. Accommodation Comprises: Communal entrance hall, apartment entrance hall, kitchen, living/dining room with glazed sliding door to sun terrace enjoying glorious sea views and access to the beach, two bedrooms, bathroom/WC. OUTSIDE: Sun terrace and allocated parking.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







## Laing Bennett

Laing Bennett Ltd, The Estate Office, 8 Station Road – CT18 8HP

01303 863393

[info@laingbennett.co.uk](mailto:info@laingbennett.co.uk)

[www.laingbennett.co.uk/](http://www.laingbennett.co.uk/)

DISCLAIMER – These details are for guidance only and do not form part of an offer or contract. Measurements are approximate. Laing Bennett Ltd and the Vendor/Landlord accept no liability. Services and appliances are untested. Applicants must make their own checks. Items shown may not be included. No staff have authority to give warranties.