



**36 Valley Road, Sandgate - CT20 3BS**

In Excess of **£325,000**

Approximate Gross Internal Area (Excluding Garage) = 71 sq m / 764 sq ft  
Garage = 12 sq m x 129 sq ft

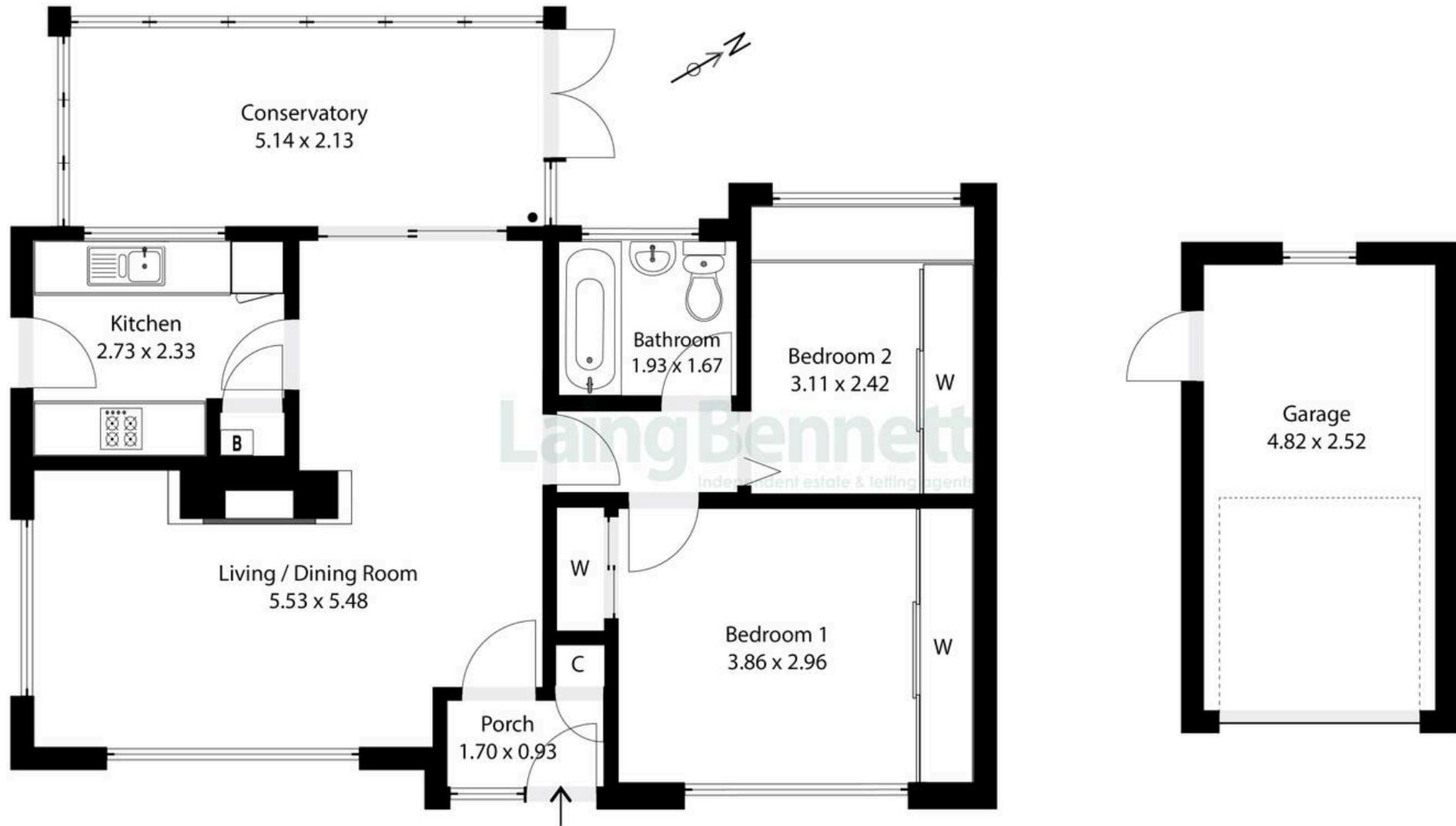
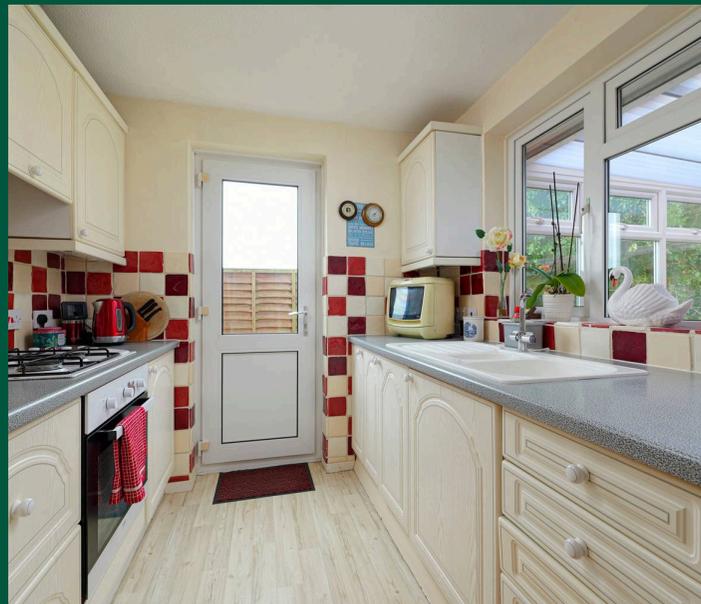


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.

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## 36 Valley Road

Sandgate, Folkestone

A delightful two bedroom detached bungalow occupying a prime position and enjoying superb distant sea views. The well proportioned accommodation comprises an entrance porch leading into a spacious L-shaped living/dining room, featuring a gas fire with a brick surround and sliding glazed doors opening into a conservatory, alongside a fitted kitchen. An inner hallway provides access to two generous double bedrooms, both benefitting from built in wardrobes, as well as a bathroom/WC. Externally, the front of the property is predominantly laid to lawn with well-stocked borders filled with a variety of shrubs and plants, while a driveway offers off road parking and leads to a garage. To the rear, there is a generous sun terrace and a sloping natural garden planted with an array of shrubs and mature trees. The property is offered with no forward chain and presents excellent potential for further enhancement, subject to the necessary planning permissions.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



## Laing Bennett

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