



## APARTMENT 3, 12A SANDGATE ROAD FOLKESTONE, CT20 1DP

We are delighted to present a remarkable opportunity to rent a modern studio apartment located on Sandgate Road in the heart of Folkestone. This stylish apartment is part of the sought after Browns Retreat block, completed in 2022, and offers a perfect blend of contemporary living and convenience.

The apartment features a spacious open-plan layout that combines the kitchen, dining, lounge, and bedroom areas, creating a versatile living space that is both functional and inviting. The unique design includes a mezzanine bedroom, providing a sense of separation and privacy while maintaining an airy atmosphere. The ultra-modern shower room is sleek and well-appointed, ensuring comfort and style.

Situated in the vibrant Folkestone Town Precinct, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. Additionally, the beautiful beach and picturesque harbour are

**£1,150 PER MONTH**

**WEST END  
ESTATES**  
LETTINGS AND PROPERTY MANAGEMENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(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	

**EPC Rating: C    Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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