



# H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



## 39 HOMEVALE HOUSE, SANDGATE HIGH STREET, FOLKESTONE

**£110,000 Leasehold**

**A TWO DOUBLE BEDROOM GROUND FLOOR  
RETIREMENT APARTMENT SET IN THE POPULAR  
COASTAL VILLAGE OF SANDGATE**

**NO CHAIN**

HW2105188844



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Kim A Clinch BSc, FRICS

# 39 Homevale House, Sandgate High Street Folkestone CT20 3RS

**ENTRANCE HALL , SPACIOUS DOUBLE ASPECT LOUNGE/DINING ROOM, KITCHEN , TWO DOUBLE BEDROOMS, BATHROOM, UPVC REPLACEMENT DOUBLE GLAZING, ELECTRIC HEATING, SEA VIEW FROM COMMUNAL LIVING ROOM**

## Description

This spacious ground floor apartment forms part of the Homevale House retirement complex situated adjacent to the beach in the pretty seaside village of Sandgate close to local shops, cafes and regular bus services between Folkestone and Hythe.

The apartment enjoys two double bedrooms, together with a good sized entrance hall, a double aspect living room, replacement double glazing and electric heating.

The accommodation comprises:-

A main front door with security entry phone system leading to:-

### COMMUNAL ENTRANCE HALL

Leading to the front door of the apartment open to:-

folding door, wall mounted storage heater, two wall light points, power points, coved ceiling.

### SPACIOUS ENTRANCE HALL

With security entry phone system, two telephone points, power points, coved ceiling, cupboard housing hot water tank, electric meters and consumer unit with wooden shelving.

### BEDROOM TWO (Front) 17'2" x 8'9" (5.24m x 2.67m)

UPVC double glazed window to front, wall mounted storage heater, TV aerial point, power points, coved ceiling.

### LIVING ROOM/DINING ROOM 20'4" x 19'7" (6.20m x 5.97m) max.

An irregular shaped room, being "L"-shaped in the main part, with one angled wall, double aspect having UPVC window to the front and UPVC window to the rear with a view to the sea, three wall light points, two storage heaters, TV aerial point, power points, arched opening to:-

### BATHROOM

Fully tiled having panelled bath with electric shower over, low level W.C., pedestal wash basin, extractor fan, high level Dimplex wall heater.

### KITCHEN (Front) 11'11" x 7'10" (3.64m x 2.38m)

Having a single drainer stainless steel sink unit with mixer tap inset in worktop, cupboards and drawers below, further worktops with range of cupboards and drawers under, space for dishwasher and cooker, matching wall cupboards, tiled surrounds, slim Dimplex wall heater, extractor fan.

### COMMUNAL FACILITIES

There is a Residents' Lounge with large picture window with views across the beach and English Channel opening out on to a balcony area. There is also a Laundry Room and Guest Suite and a 24 hour emergency pull cord system is fitted within the flat, the system is connected to the House Manager with an alarm system during working hours.

There is a rear patio area at ground floor level accessed from the communal entrance hallway for the private use of residents adjacent to the beach and with direct sea views.

### BEDROOM ONE (Front) 17'2" x 10'7" (5.240m x 3.22m)

Replacement double glazing to front, built in double wardrobe cupboard with shelving and

### LEASE

139 years from 1 July 1987.

## PARKING

Car parking spaces are subject to availability and separate payment of a monthly rental to the Managing Agents.

## SERVICE CHARGE

£1,919.84 paid six monthly.

## COUNCIL TAX

Band B.

## GROUND RENT

£269 paid six monthly.

**Tenure** Leasehold

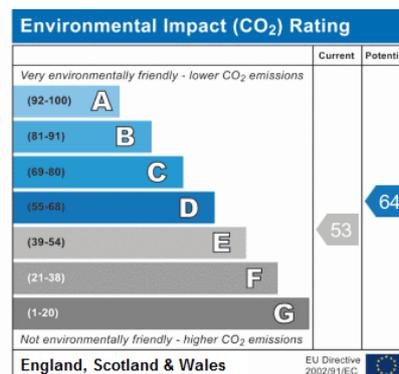
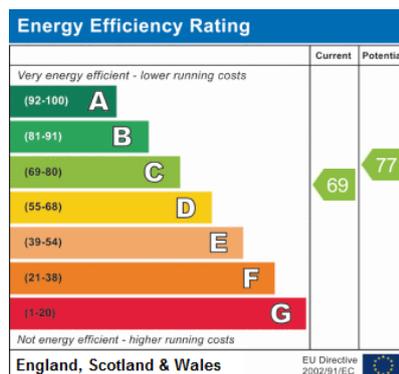
**Postcode** CT20 3RS

**Viewings** Strictly by appointment only -  
Property Reference HWALD\_008844

## Opening Hours:

Monday - Friday 9.00 - 5.30

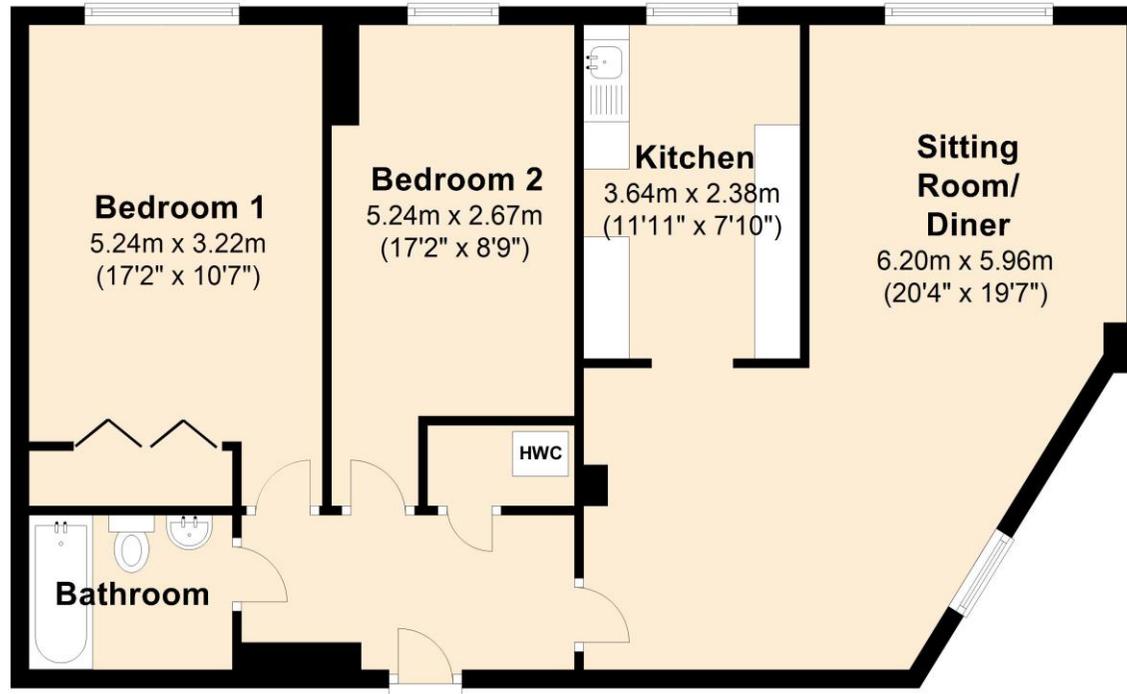
Saturday 9.00 - 3.00





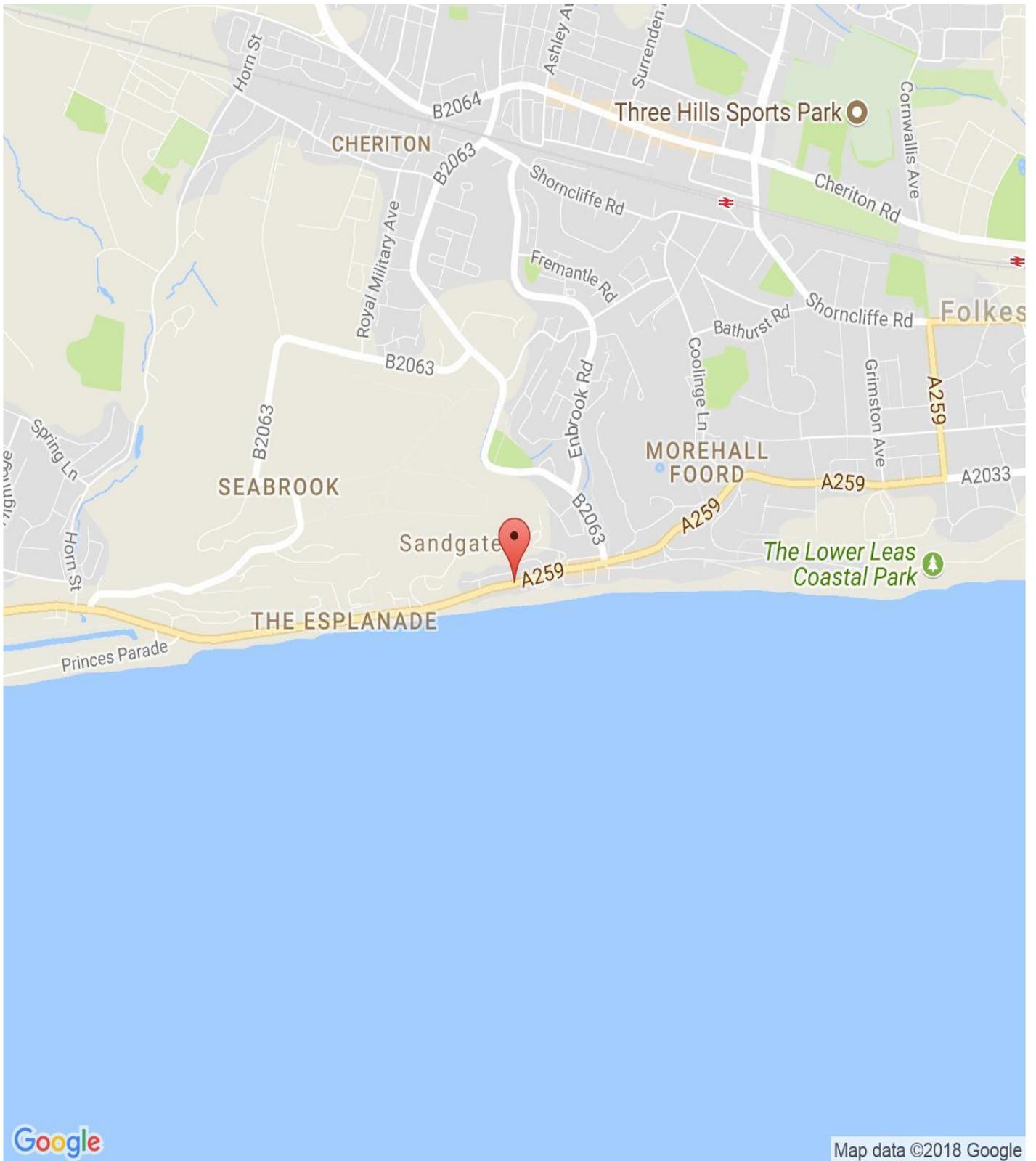






Total area: approx. 80.1 sq. metres (862.1 sq. feet)

This plan is for illustration purposes only and may not be fully representative of the property



**IMPORTANT NOTICE**

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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