

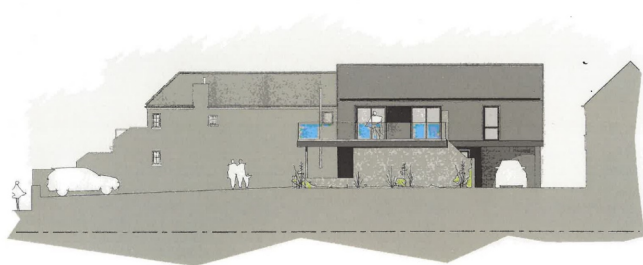


Rathealy House, Granville Road East, Sandgate, Kent, CT20 3AJ

Sale by Tender £300,000

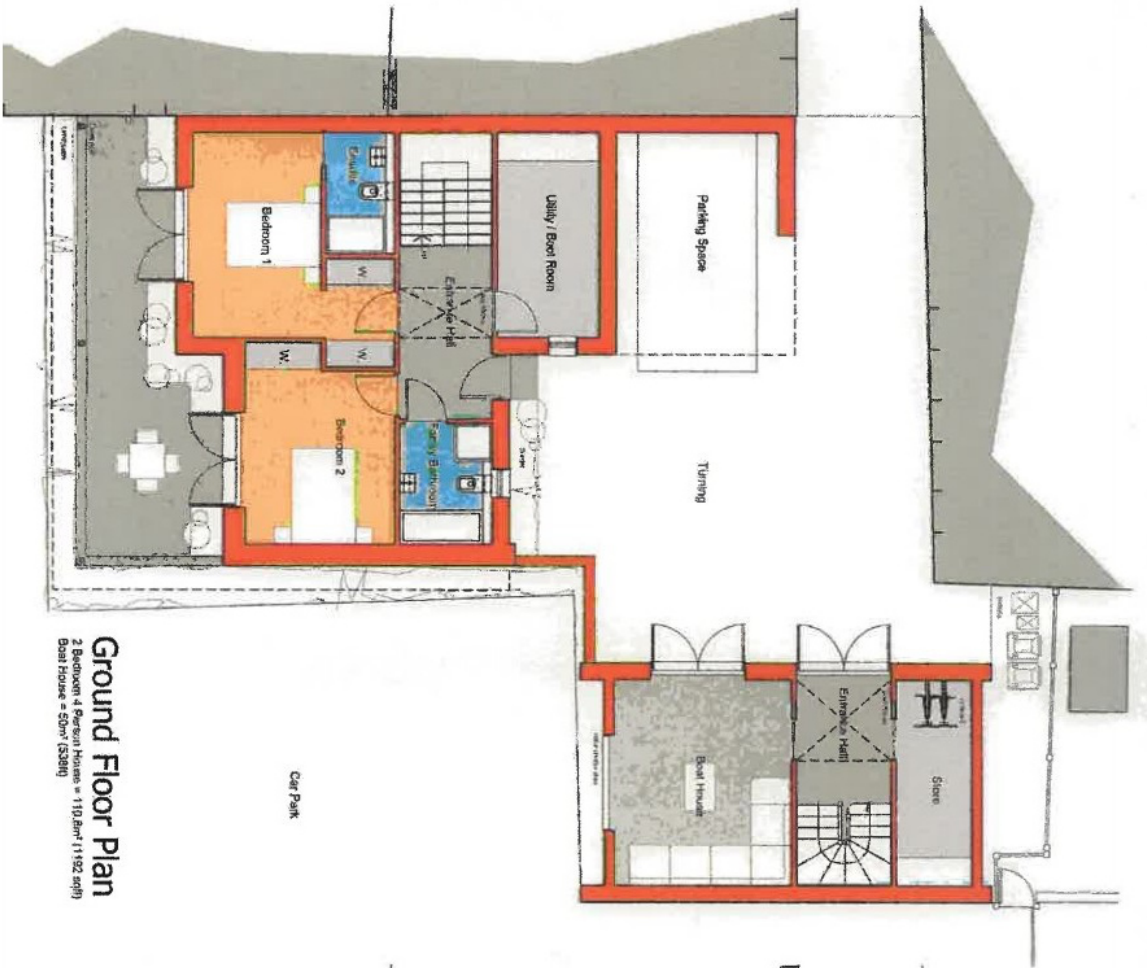
- Property for refurbishment & extension
- For sale by tender
- Monday 7th November - 12 noon
- Close to Sandgate village centre
- Benefiting from direct sea views



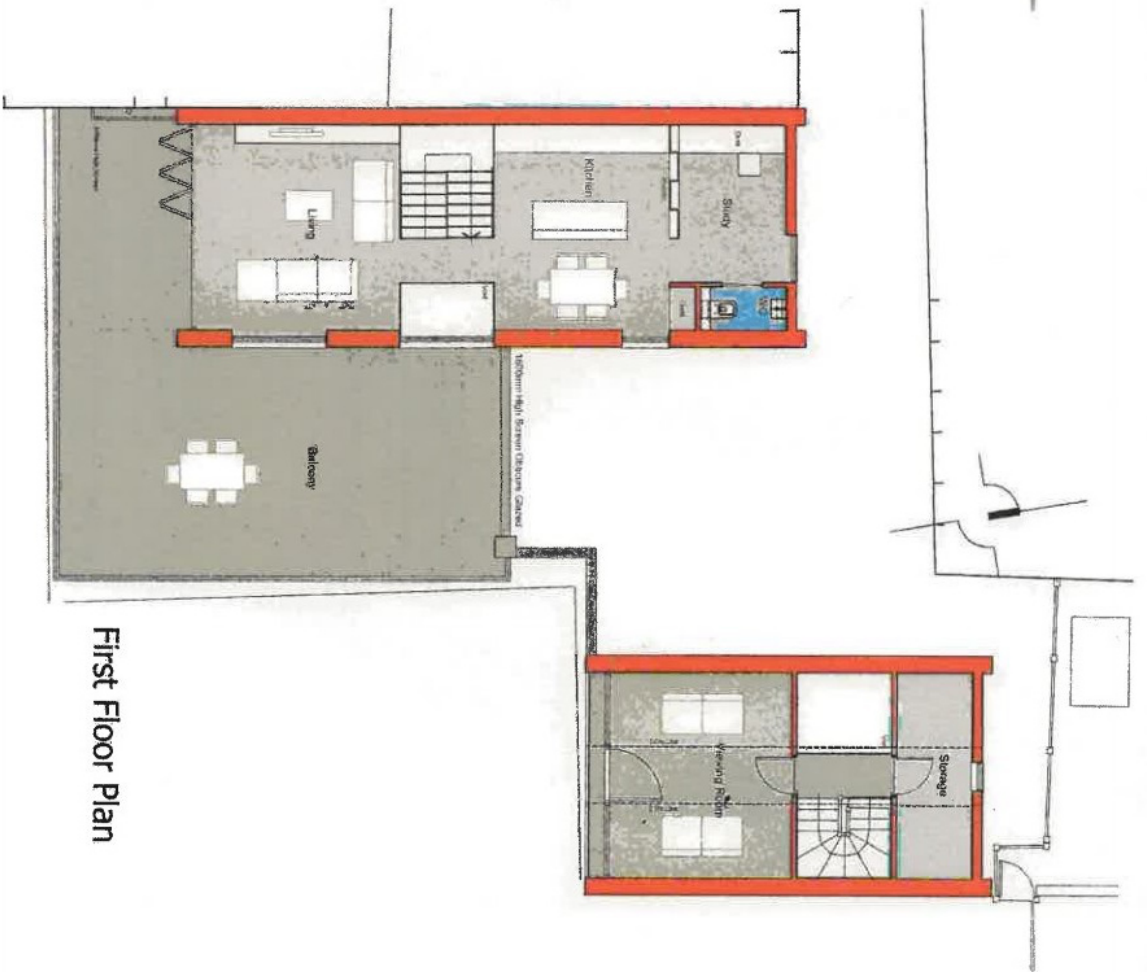


Situated just off Sandgate's promenade and enjoying direct sea views, Sandgate village offers a selection of independent antique shops, cafes, public houses, restaurants and curio shops together with the village store. The promenade is just a stones throw to the eastern side, leading to the coastal park and Folkestone harbor arm with its selection of pop up restaurants and bars together with the champagne bar located in the lighthouse. The old railway platform has been converted into an amenity area attracting market stalls at the weekend, the old railway bridge linking to the far side of the harbor with the award winning Rocksalt restaurant and Folkestone sandy beach, to the west is the Cinque port town of Hythe which offers a good selection of independent shops together with the all important Waitrose store, Iceland, Sainsbury's and Aldi's, the historic Royal Military canal runs from Seabrook through the centre of the town. High speed rail services are available from both Folkestone stations giving fast access to London St Pancras in just over fifty minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car.

A rare opportunity to acquire a property needing full restoration and having the potential to extend, there being a current planning permission in existence under reference: Y18/0938/FH.



Ground Floor Plan
 2 Bedrooms & Porch House = 110.0m² (1192 sqft)
 Boat House = 50m² (538ft²)



First Floor Plan



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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.