



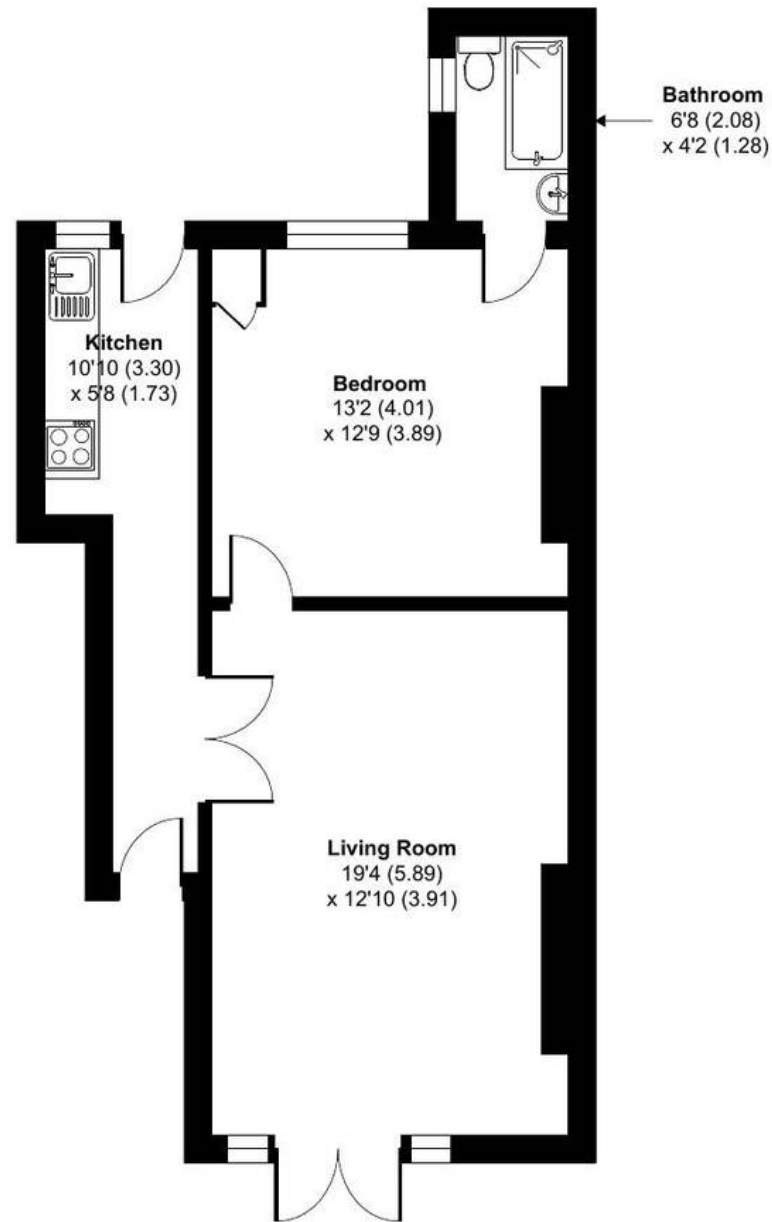
Flat 5, West Lawn Sandgate Esplanade, Sandgate - CT20 3EA

Guide Price £265,000

Sandgate Esplanade, Sandgate, Folkestone, CT20

Approximate Area = 571 sq ft / 53 sq m

For identification only - Not to scale



UPPER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Laing Bennett Limited. REF: 1511038



Flat 5

West Lawn Sandgate Esplanade,
Folkestone

This glorious one-bedroom apartment is part of the upper ground floor of West Lawn, a Grade II Listed building on Sandgate Esplanade. Communal hall with door to entrance hall. The generous reception room welcomes you with exposed wooden beams, a decorative fireplace, and all perfectly illuminated by a large set of Georgian French doors with side windows framing the stunning sea views. A galley kitchen with cream wall and base units with wooden countertops, with a door to the rear of the building. There is a cosy bedroom and an en suite bathroom. Enjoy the best of coastal living with a private balcony overlooking the beach - perfect for morning coffee or evening sunsets. This delightful home combines period features, spacious living and breathtaking sea views. The property is being offered to the open market with no onward chain and a long lease. This outstanding apartment presents an exceptional opportunity to enjoy a sophisticated seaside lifestyle in one of the area's most desirable coastal locations.

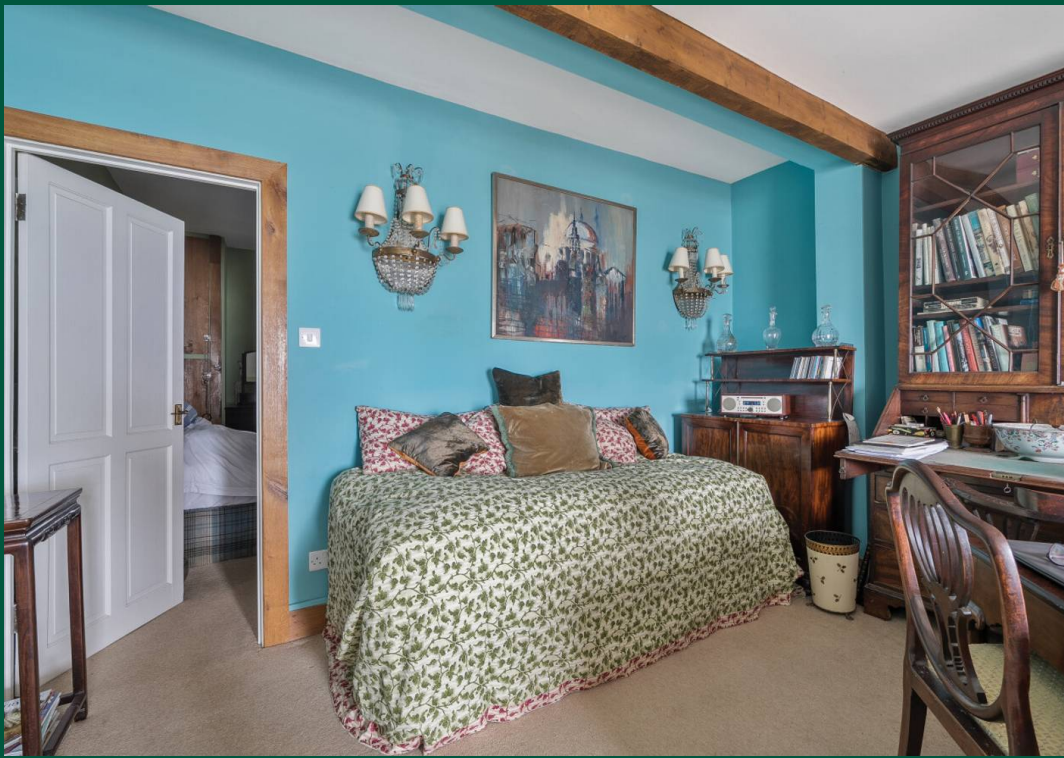
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:









Laing Bennett

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

01303 863393 • info@laingbennett.co.uk • 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.