











Introducing a charming and generously proportioned five bedroom period residence located on a no-through road close to the beach in Sandgate, conveniently situated between Hythe and Folkestone. Inside, this home offers a wealth of character with spacious rooms and period features. The accommodation comprises: ground floor – porch, entrance hall, living room with open fire, kitchen/breakfast room open to a dining room, two bedrooms, utility room and cloakroom/WC. First floor – landing, three bedrooms, enclosed balcony/sunroom and bathroom. This distinctive home is approached via a five-bar gate leading to a driveway with a garage. The property boasts a large, enclosed garden, partly walled, featuring a patio area, a lush lawn, and mature borders. A rear gate provides foot access to a side road and the sea, enhancing the coastal living experience. There is also significant future potential to update and customize the property to your personal needs and preferences. Don't miss the chance to make this period house your own. EPC RATING = TBC

**Guide Price £799,995**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 2

**Bedrooms** 5

**Bathrooms** 1

**Parking** Driveway & garage

**Heating** Gas

**EPC Rating** E

**Council Tax** Band E

Folkestone & Hythe





## Situation

The property is superbly located in a most sought after tucked away and peaceful location close to the seafront. Sandgate boasts a popular village centre with a broad range of interesting, antique shops, boutiques, public houses, cafes, restaurants and village store. The bustling Cinque Port of Hythe is three miles to the West which offers amenities including; Waitrose, Sainsbury's and Aldi, a wide variety of independent shops and larger retailers, doctors surgeries and dentists, swimming pool and leisure facilities, sports grounds and clubs and public houses and restaurants. The Port town of Folkestone is approximately two miles to the East and is the home of 'The Creative Quarter' which boasts a thriving collection of Artist's studios and creative businesses, as well as a wide range of amenities such as Shopping centre, Supermarkets, independent shops, restaurants and leisure facilities. Folkestone benefits from the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors. There is a mainline railway station at Folkestone (Approx 1.5 miles) and Sandling Station' (Approx. 4 miles) with direct connection to the High Speed service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Channel Tunnel terminal is (Approx. 4 miles) The M20 connection to the motorway network is (Approx. 2 miles).

## The Accommodation Comprises:

### Ground floor

### Porch

### Entrance hall

### Living room

15' 11" x 11' 11" (4.85m x 3.63m)

### Kitchen/breakfast room

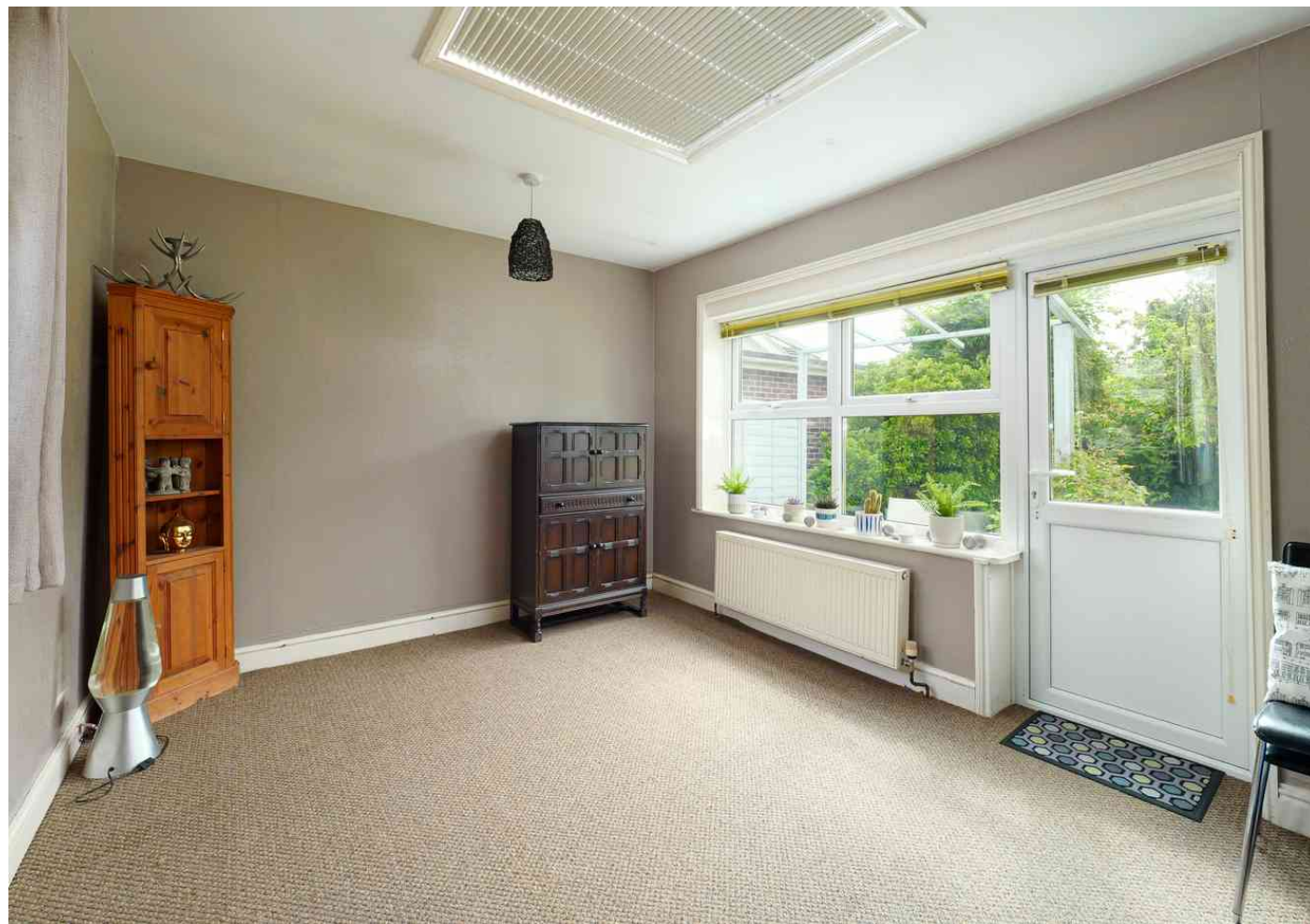
24' 4" x 14' 0" (7.42m x 4.27m)

### Dining room

14' 11" x 9' 11" (4.55m x 3.02m)

### Bedroom four

12' 0" x 9' 11" (3.66m x 3.02m)







### Study/bedroom five

15' 2" x 8' 6" (4.62m x 2.59m)

### Utility room

### Cloakroom/WC

### Frist floor

### Landing

### Bedroom one

18' 7" x 16' 3" (5.66m x 4.95m)

### Enclosed balcony/sunroom

9' 11" x 7' 0" (3.02m x 2.13m)

### Bedroom two

10' 10" x 10' 8" (3.30m x 3.25m)

### Bedroom three

11' 2" x 9' 5" (3.40m x 2.87m)

### Bathroom

### Outside

### Driveway with gates

### Attached garage

25' 7" x 8' 8" (7.80m x 2.64m) at widest points

### Garden with gate access to Sunnyside Road













Approximate Gross Internal Area (Excluding Eaves) = 186 sq m / 2001 sq ft  
 Garage = 19 sq m / 201 sq ft

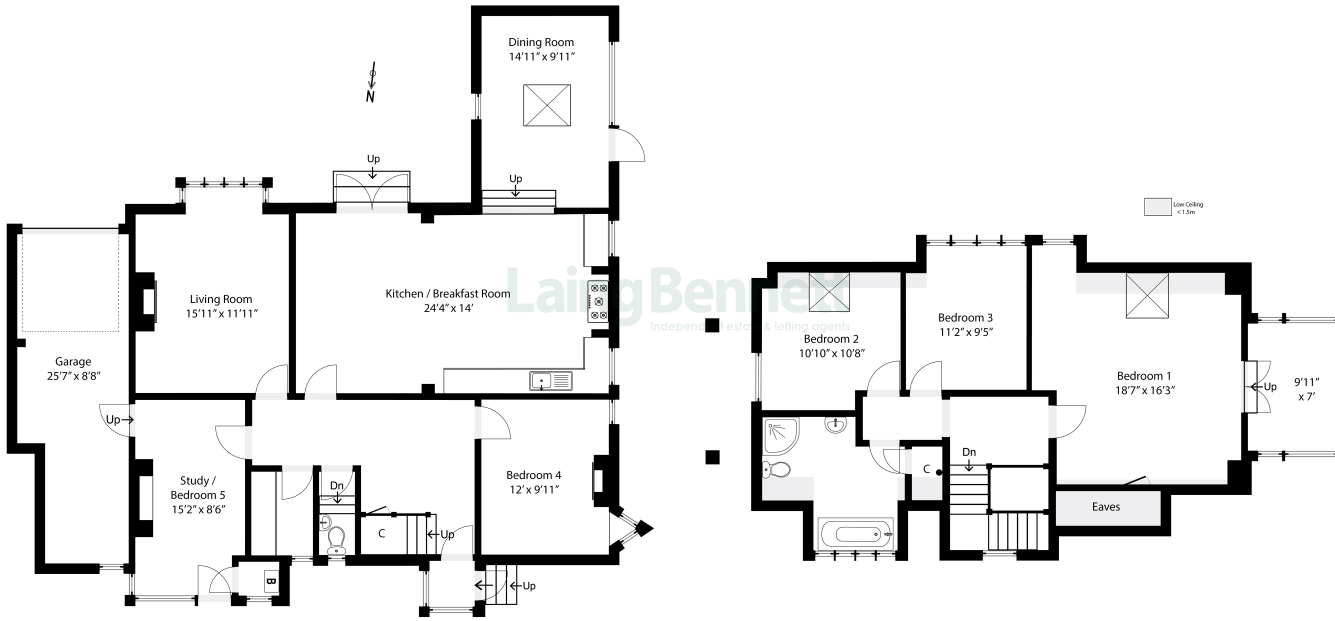


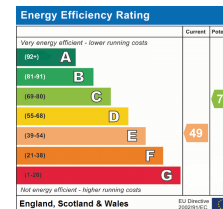
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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