







VARNE





This impressive and generously proportioned home enjoys an elevated position with stunning panoramic views over Sandgate and the English Channel. Beautifully presented throughout, the property offers flexible and spacious accommodation ideal for modern family living. The ground floor boasts a large kitchen/breakfast room, perfectly equipped for entertaining. There is a generous living room with floor to ceiling glazed doors flooding in natural light, while showcasing the spectacular view, dining room, study, two additional bedrooms, and a bathroom, making it ideal for guests or multigenerational living. On the first floor, the standout principal bedroom features a dressing area, en-suite and tri fold doors to the balcony. Bedroom two which is currently used as a studio also benefits from its own balcony accessed via tri fold doors, while bedroom three enjoys a Juliet balcony, also with tri fold doors. A stylish and contemporary family bathroom completes the upper level. Outside, the south-facing gardens continue to impress, offering a beautifully landscaped space, ideal for relaxing and entertaining. Sun terraces and a generous lawn provide the perfect setting for outdoor dining and gatherings, while additional areas of interest continue around the property and a charming pond adds to the tranquil atmosphere. The property also benefits from a double garage and workshop, accessed via a paved driveway that offers ample parking for multiple vehicles. EV charging point. EPC Rating: B

**Guide Price £1,250,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 4

**Bedrooms** 5

**Bathrooms** 3

**Parking** Driveway and double garage

**Heating** Gas

**EPC Rating** B

**Council Tax** Band F

Folkestone And Hythe District Council



**Situation**

Nestled between Folkestone and Hythe, the picturesque seaside village of Sandgate offers an enviable lifestyle by the coast. Renowned for its charming character, historic architecture, and pebble beach, Sandgate is a vibrant yet peaceful community ideal for those seeking a relaxed coastal setting with excellent local amenities. The village high street is home to a variety of independent shops, cafés, pubs, and eateries. The beach is just a short stroll away, perfect for walks, swimming or simply enjoying the fresh sea air. There are also scenic walking and cycling paths stretching along the promenade to both Folkestone Harbour and Hythe. Sandgate benefits from excellent transport links, with Folkestone Central station just a few minutes away, offering high-speed rail services to London. The nearby M20 also provides easy road access to Ashford, Canterbury, and beyond.

**GROUND FLOOR**

**Covered entrance**

**Entrance hall**

**Dining room**

13' 10" x 10' 4" (4.22m x 3.15m) With sliding doors to:

**Living room**

22' 1" x 13' 10" (6.73m x 4.22m)

**Kitchen/breakfast room**

31' 3" x 13' 0" (9.53m x 3.96m)

**Utility room**

**Study**

17' 11" x 12' 11" (5.46m x 3.94m)

**Shower room/WC**

**Bedroom four**

15' 11" x 12' 11" (4.85m x 3.94m)

**Bedroom five**

12' 11" x 8' 5" (3.94m x 2.57m)





## First floor

### Landing

With eaves storage

### Bedroom one

24' 5" x 21' 11" (7.44m x 6.68m) with bi folding glazed doors to: BALCONY

### En suite shower room/WC

### Bedroom two

22' 0" x 21' 2" (6.71m x 6.45m) With bi folding doors and 'Juliet' BALCONY.

### Bedroom three

16' 0" x 14' 7" (4.88m x 4.45m) With bi folding doors to: BALCONY

### Family bathroom/WC

## Outside

### Attractive gardens

### Double garage

17' 5" x 15' 8" (5.31m x 4.78m) Approached over driveway providing off road parking for multiple vehicles

### Workshop

6' 0" x 7' 0" (1.83m x 2.13m)













Approximate Gross Internal Area (Excluding Eves Storage & Garage / Workshop) = 292 sq m / 3146 sq ft  
Garage / Workshop = 36 sq m / 385 sq ft

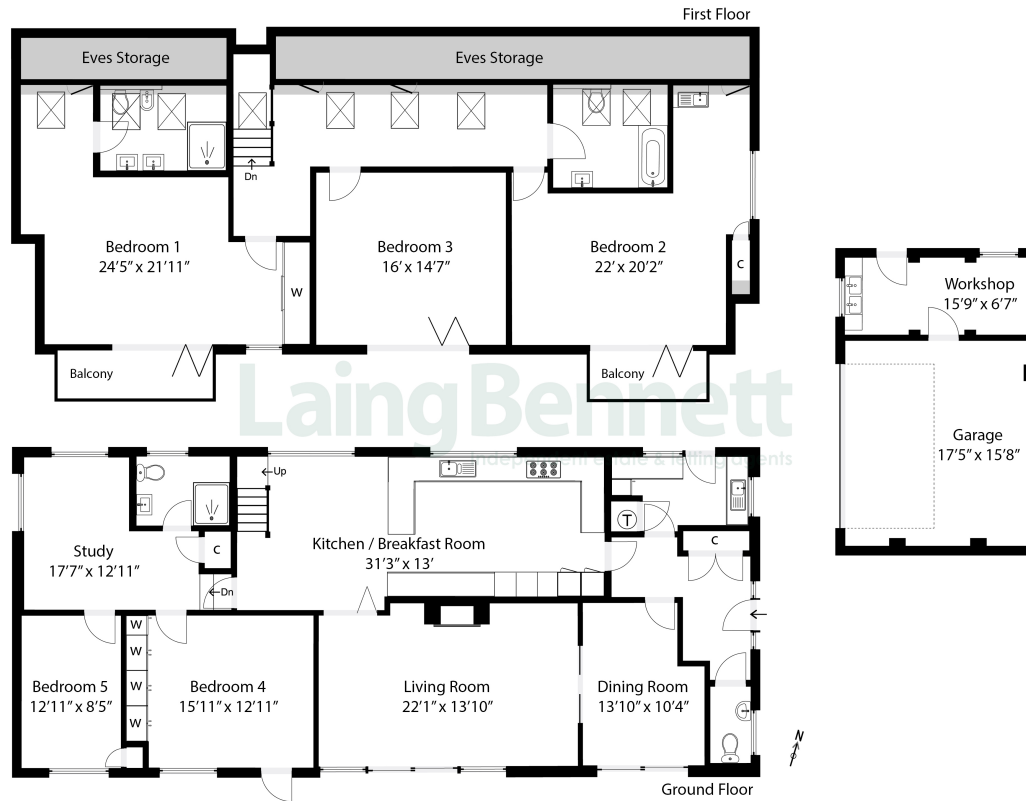
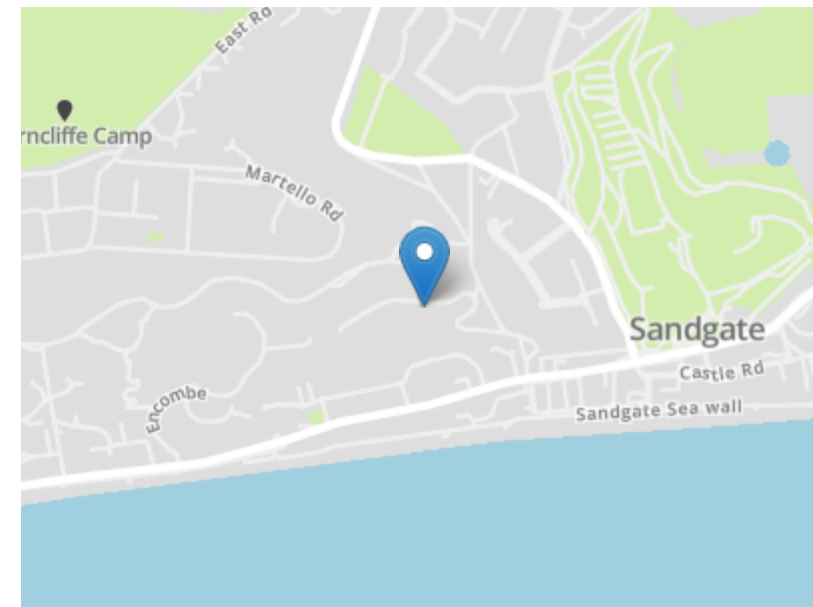


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Not to scale. Outbuildings are not shown in actual location.  
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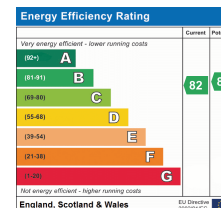
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