



15 The Crescent, Sandgate, Folkestone, Kent, CT20 3EE

EPC Rating = D

Guide Price £675,000









Located on the sought-after hillside position of The Crescent in Sandgate, this beautifully appointed four-bedroom home enjoys far-reaching sea views from the upper floors and offers a perfect blend of character and modern living. Set across three spacious floors and extending to approx. 161 sq m. The ground floor provides generous living spaces, including a bay-fronted living room with a wood-burning stove, a separate dining room, and a modern kitchen with a door to the garden steps. The first floor features three bedrooms and a modern family bathroom, while the property boasts a stunning principal bedroom suite occupying the entire top floor, complete with bespoke fitted wardrobes, dressing room/study and an adjoining en suite shower room. Rear courtyard style garden with raised terrace providing a great place to sit and entertain. The house is thought to date back to 1846. Well presented throughout and located within minutes of Sandgate village, seafront, and transport links, this exceptional home offers a rare opportunity to enjoy coastal living with space, style, and sea views. EPC RATING = D

**Guide Price £675,000**

**Tenure** Freehold

**Property Type** End of Terrace House

**Receptions** 2

**Bedrooms** 4

**Bathrooms** 2

**Parking** On street

**Heating**

**EPC Rating** D

**Council Tax** Band C  
Folkestone & Hythe





# 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 West 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.

## The accommodation comprises

### Ground floor

#### Entrance hall

#### Living room

15' 6" x 12' 10" (4.72m x 3.91m)

#### Dining room

12' 10" x 10' 6" (3.91m x 3.20m)

#### Kitchen

18' 2" x 7' 9" (5.54m x 2.36m)

#### Boiler cupboard







## First floor

### First floor landing

### Bedroom two

15' 10" x 12' 1" (4.83m x 3.68m)

### Bedroom three

12' 8" x 10' 3" (3.86m x 3.12m)

### Bathroom

9' 10" x 7' 11" (3.00m x 2.41m)

### Bedroom four/study

9' 5" x 6' 11" (2.87m x 2.11m)

## Second floor

### Second floor landing

### Main bedroom suite

19' 6" x 14' 3" (5.94m x 4.34m)

### Dressing room

9' 11" x 7' 3" (3.02m x 2.21m)

### En suite

10' 9" x 5' 4" (3.28m x 1.63m)

## Outside

### Parking

On street

### Rear courtyard style garden

Side garage. Steps down to the kitchen and store above. raised terrace area for entertaining.













Approximate Gross Internal Area = 161 sq m / 1732 sq ft

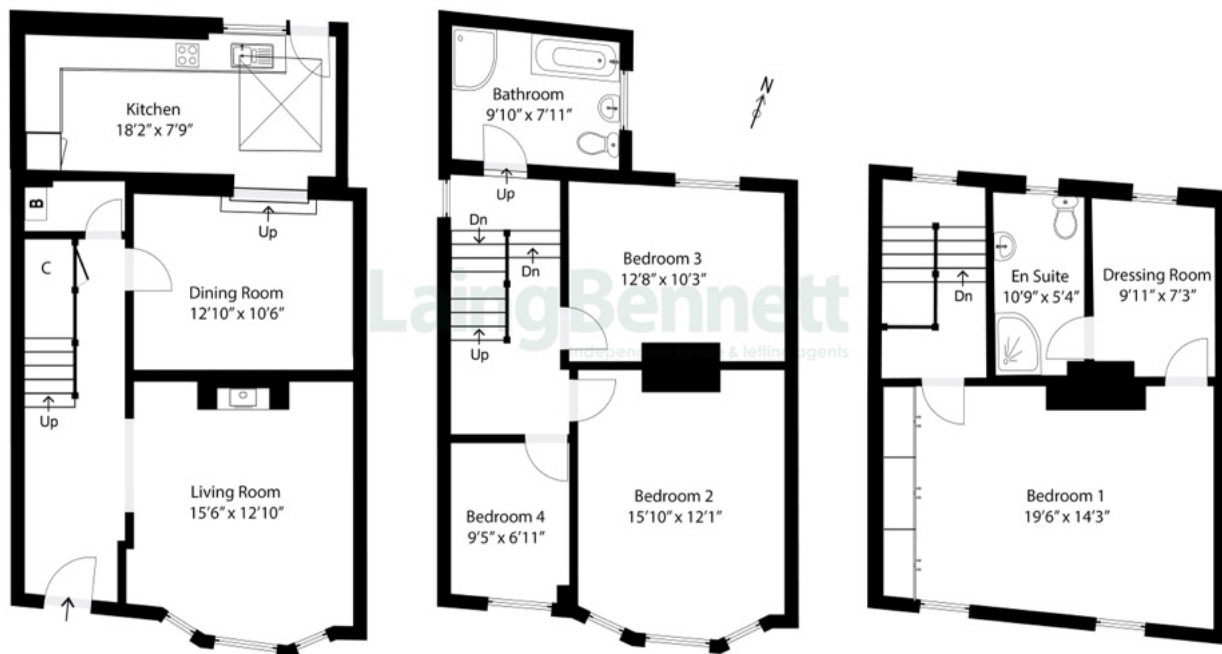


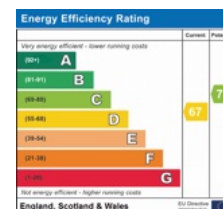
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