







A charming semi-detached four bedroom Victorian residence, believed to date from the mid-1800s, offers generously proportioned and beautifully presented accommodation over three floors. Sympathetically refurbished, the property blends period charm with modern convenience. The ground floor features two spacious reception rooms, a stylish kitchen with Corian worktops and integrated appliances, utility room and cloakroom/WC. The first floor includes a stunning living room with panoramic sea views and gas fire, access to a private rear balcony with spiral staircase, a bedroom, and a family bathroom. The top floor offers three further bedrooms—two with en suites. Outside, there is a frontage with seating area and small paved rear courtyard provides a low-maintenance outdoor space. The property benefits from a double garage with an electric roller door and eave space/storage. Ideally located just a short walk from Sandgate's beach and vibrant village amenities. Set between the popular coastal towns of Folkestone and Hythe with excellent transport links including Folkestone West station (high-speed service to London), local grammar schools, and the M20/Channel Tunnel all nearby. EPC RATING = D



Guide Price £645,000

Tenure Freehold

Property Type Semi-Detached House

Receptions 3

Bedrooms 4

Bathrooms 3

Parking Double garage

EPC Rating D

Council Tax Band E

Folkestone & Hythe District Council

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. From the nearby Brewer's Hill bus stop bus links to Hythe, Folkestone & Canterbury. 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 West (Approx 1.5 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

Entrance hall

Sitting room

14' 4" x 13' 7" (4.37m x 4.14m)

Dining room

14' 6" x 10' 7" (4.42m x 3.23m)

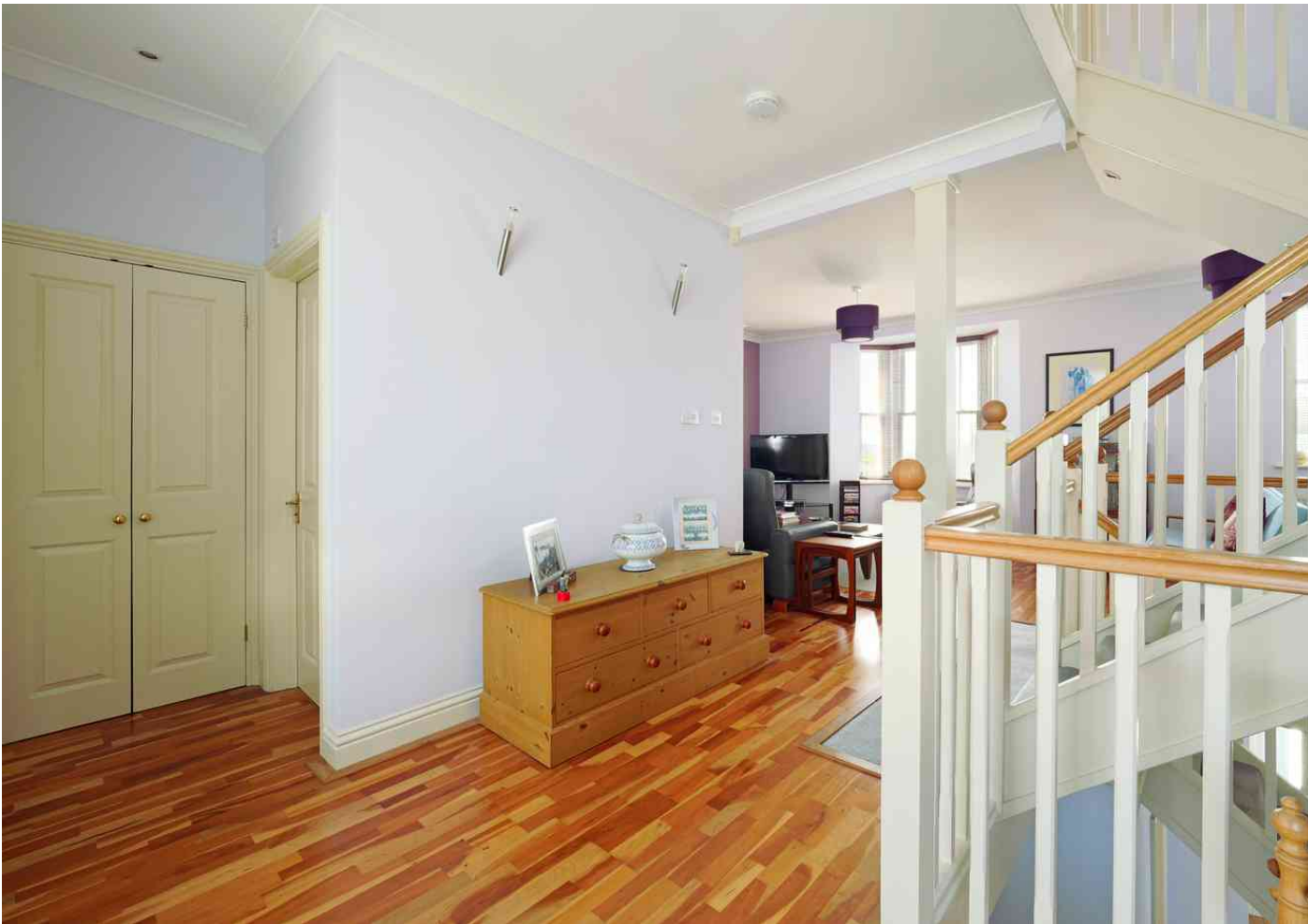
Kitchen

13' 10" x 8' 2" (4.22m x 2.49m)

Utility room

WC





First floor

Living room

23' 3" x 20' 3" (7.09m x 6.17m)

Rear balcony

Bedroom three

12' 9" x 8' 1" (3.89m x 2.46m)

Bathroom

Second floor

Landing

Bedroom one

16' 3" x 12' 4" (4.95m x 3.76m)

En suite 1

Bedroom two

13' 2" x 8' 3" (4.01m x 2.51m)

En suite 2

Bedroom four/dressing room

9' 2" x 6' 10" (2.79m x 2.08m)

Outside

Frontage with seating area

Rear courtyard

Double garage

Ground Floor 19' 6" x 18' 4" (5.94m x 5.59m)

First Floor 17' 8" x 18' 4" (5.38m x 5.59m)



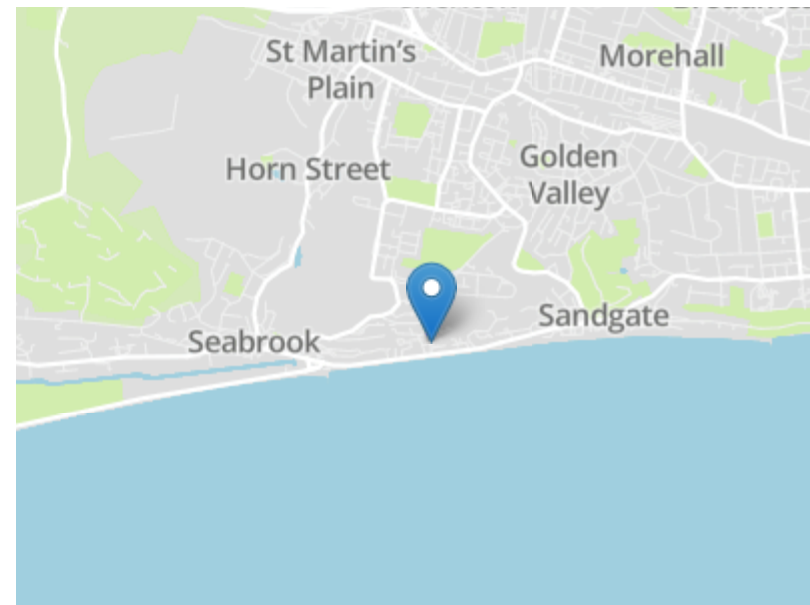




Approximate Gross Internal Area (Excluding Balcony) = 166 sq m / 1789 sq ft
Outbuildings / Garage = 63 sq m / 683 sq ft



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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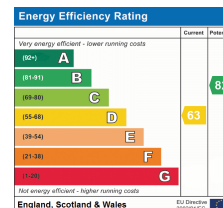
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