

Sandcastle, The Corniche, Sandgate, Folkestone, Kent, CT20 3TA

Guide Price £1,250,000

EPC RATING: A

**Prestigious
Coastal
Home**

Welcome to a most stylish and contemporary home offering generous accommodation arranged over three floors and bathed in natural sunlight. Being presented to the highest of standards throughout with high quality fixtures and fittings you will not be disappointed and the 'wow' factor certainly delivers. The property is approximately eight years old and is located in a prestigious location with breathtaking panoramic views over the English Channel towards France. Second floor: Covered entrance, entrance hall with door to sitting room with access to the wraparound balcony and double doors to the primary bedroom suite with extensive wardrobe range and being open plan to the luxury bathroom with twin shower cubicle and twin wash hand basin. First floor: Cloakroom/WC, stylish and sleek kitchen with pantry and being open plan to the dining room with three floor to ceiling windows, French doors lead to the living room which features floor to ceiling bifold doors which lead to a large balcony. Ground floor: Inner hallway, family room with french doors to sun terrace. family bathroom/WC, bedroom two with French doors to sun terrace and en suite shower room/WC, bedrooms three and four with built in wardrobes, 'Jack and Jill' shower room/WC and French doors to the sun terrace from bedroom three, bedroom five. Outside: The double garage is approached over a driveway providing off road parking. The attractive South facing garden has well stocked border beds, lawn and a sun terrace. EPC Rating: A



Approximate Gross Internal Area (Excluding Balconies) = 277 sq m / 2978 sq ft

Garage = 32 sq m / 343 sq ft



Illustration for identification purposes only. Measurements are approximate.
Not to scale. Outbuildings are not shown in actual location.

Situation

The property is situated in a much sought after cul de sac. The Corniche is on the hillside above Sandgate and there is a direct pathway at the end of the cul de sac leading into Sandgate and to the beach. Hythe and Folkestone town centres are approx. 2/3 miles away. Folkestone West railway station provides regular High Speed services to London with an average journey time of 53 minutes. The Channel Tunnel Terminal is approx. 2 miles away.

The accommodation comprises

Second floor

Entrance hall (door to integral garage)

Sitting room (dressing room to master bedroom)

14' 10" x 12' 10" (4.52m x 3.91m)

Second floor balcony

Bedroom one

19' 11" x 14' 10" (6.07m x 4.52m)

First floor

Landing

Kitchen/dining room

29' 9" x 22' 6" (9.07m x 6.86m)

Walk in pantry

5' 11" x 4' 10" (1.80m x 1.47m)

Living room

21' 11" x 20' 0" (6.68m x 6.10m)

Cloakroom/WC

First floor balcony





Ground floor

Family room

20' 3" x 15' 8" (6.17m x 4.78m)

Utility room

9' 1" x 9' 1" (2.77m x 2.77m)

Bedroom two

15' 0" x 10' 11" (4.57m x 3.33m)

Bedroom two en suite

Bedroom three

16' 7" x 12' 4" (5.05m x 3.76m)

Bedroom four

12' 9" x 12' 3" (3.89m x 3.73m)

En suite (jack and jill to bedroom three & four)

Bedroom five

10' 11" x 8' 10" (3.33m x 2.69m)

Outside

Frontage

Driveway

Integral double garage

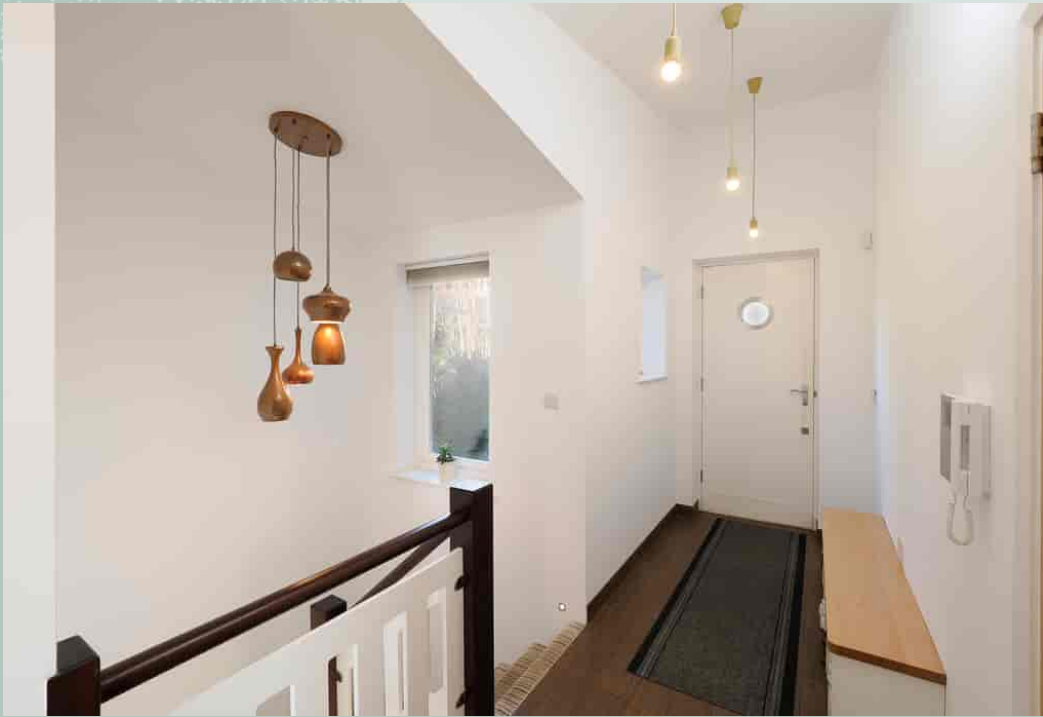
22' 5" x 17' 0" (6.83m x 5.18m) approached over paved driveway providing off road parking

Delightful landscaped rear garden with breathtaking sea views

Heating

Electric Eco Heating







Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A	94	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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