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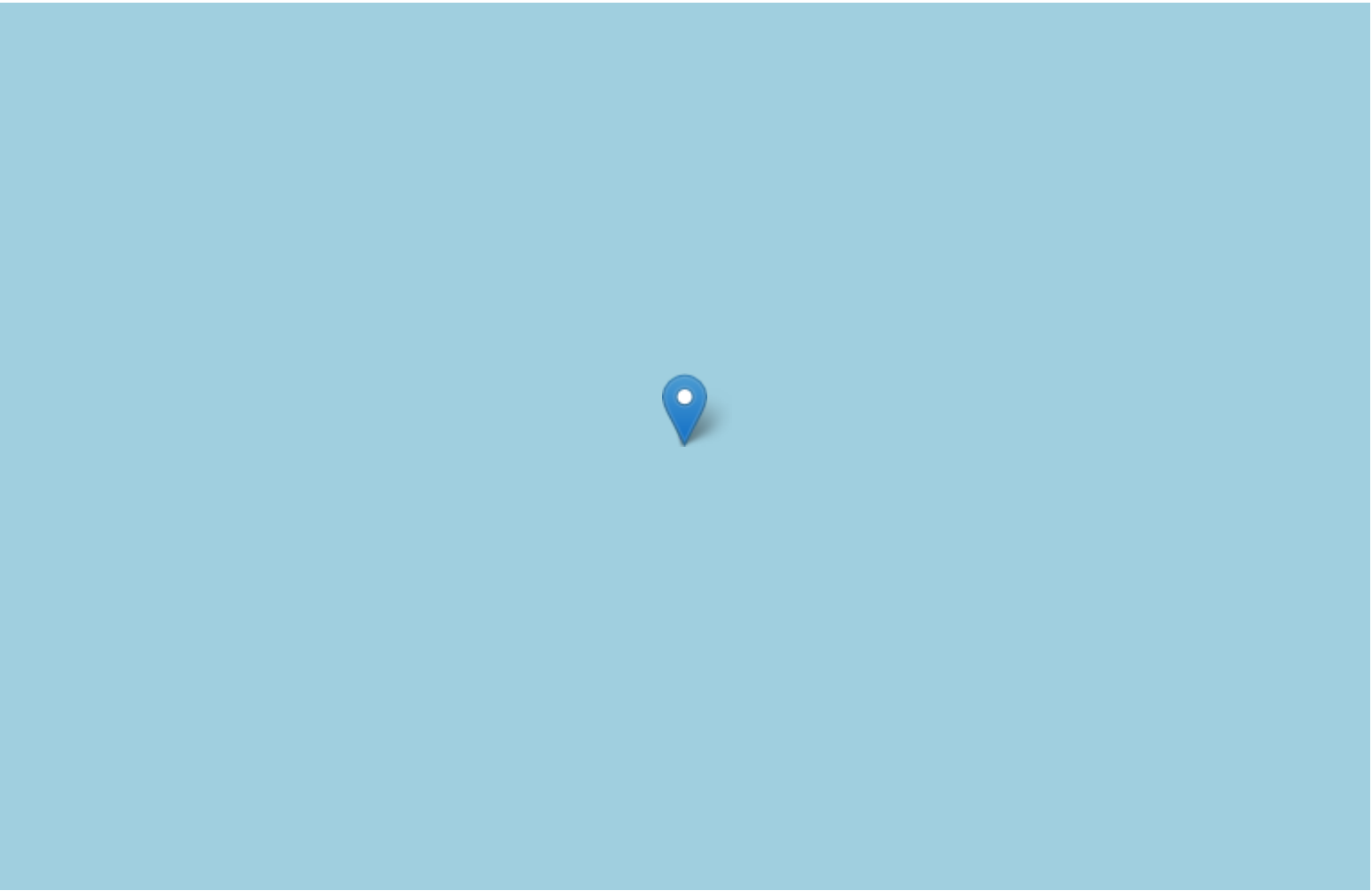
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



4 Dolphins House Lower Corniche

Hythe
CT21 5TP

£525,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are pleased to offer to the market this exquisitely designed modern luxury seaside residence CHAIN FREE. The property is positioned at an elevated site, providing sweeping sea views from every level, extending across the channel towards the French coastline. The property features an entrance hall, a double bedroom (which can also serve as a garden room) with an en-suite bathroom on the ground floor, an open-plan living area that encompasses the dining and kitchen spaces, and a landing on the first floor. The second floor includes two double bedrooms, each with its own en-suite, while the master bedroom on the top floor boasts a spacious layout with seating for four, a dressing table, and an en-suite bathroom. Additional highlights of the property include a garden with recently installed, low-maintenance Ecodek™ flooring that offers stunning sea views, an integral garage, and private parking at the front. Notably, the residence provides ample storage options throughout. The property benefits from its south-facing orientation. Currently rated C (77) on the EPC certificate, with potential for improvement to a high B (86) through the installation of solar water heating and roof panels.



Entrance Hall

Bedroom 4

13' 8" x 10' 11" (4.17m x 3.33m)

En-Suite

8' 10" x 6' 4" (2.69m x 1.93m)

First Floor Landing

Lounge

14' 4" x 12' 10" (4.37m x 3.91m)

Balcony

Kitchen

17' 11" x 9' 1" (5.46m x 2.77m)

Second Floor Landing

Bedroom Two

13' 8" x 12' 4" (4.17m x 3.76m)

En-Suite

Bedroom Three

12' 4" x 8' 11" (3.76m x 2.72m)

En-Suite

Bedroom One

15' 8" x 12' 8" (4.78m x 3.86m)

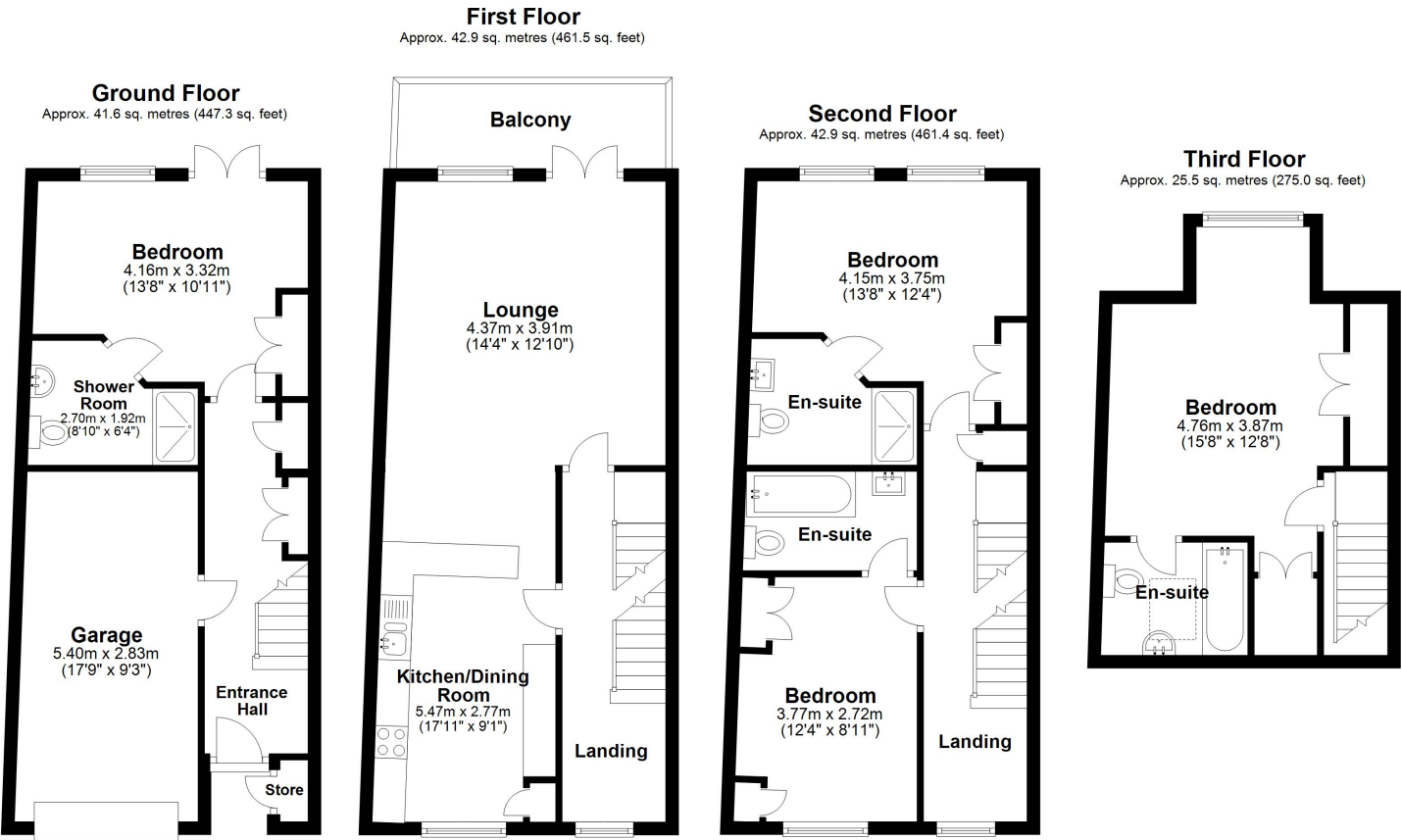
En-Suite

Off Road Parking

Garage

17' 9" x 9' 3" (5.41m x 2.82m)

South Facing Garden



Total area: approx. 152.8 sq. metres (1645.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

