



West Grove, Wellington Place, Sandgate, Folkestone, Kent, CT20 3DN

EPC Rating = B

Guide Price £1,750,000





This bespoke, contemporary-style detached, newly built 370 sqm family home offers a perfect blend of modern living and luxury. The ground floor features an impressive open-plan, split-level living, dining, and kitchen area, designed for seamless family interaction and entertaining. Complementing this space is a snug/sitting/cinema room, an office/study, a gym with its own en suite, a utility room, and a separate WC. On the first floor, the spacious main bedroom suite boasts a dressing room, en suite, and access to a large south & west-facing roof terrace with stunning sea views. There are two additional bedrooms on this floor, one with an en suite and a stylish family bathroom. The second floor provides two more bedrooms a 'Jack & Jill' en suite shower room, offering flexibility for larger families or guests. The home is equipped with high-specification luxury kitchens and bathrooms, designed for comfort and style. It sits on a generous plot with expansive gardens and ample driveway parking. Energy-efficient features include underfloor heating powered by an electric air source heat pump, a vehicle charging point, and a photovoltaic storage array, assisting sustainable living. The property is covered by a 10-year warranty for added peace of mind. EPC RATING = B

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- Tenure** Freehold
- Property Type** Detached House
- Receptions** 3
- Bedrooms** 5
- Bathrooms** 4
- Parking** Driveway
- Heating** Electric
- EPC Rating** B
- Council Tax** Folkestone & Hythe



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. 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 (Approx. 1.5 miles) and Sandling Station' (Approx. 4 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).

Ground floor

Entrance hall

Kitchen

25' 0" x 15' 8" (7.62m x 4.78m)

Living/Dining room

28' 7" x 25' 0" (8.71m x 7.62m)

Office/playroom

9' 1" x 8' 11" (2.77m x 2.72m)

Cinema room/snug

18' 6" x 13' 2" (5.64m x 4.01m)

Gym room

13' 2" x 10' 8" (4.01m x 3.25m)

Gym shower room

Utility room

11' 6" x 8' 5" (3.51m x 2.57m)

Cloakroom/WC

Storage cupboard with data connection unit



First floor

Landing

Main bedroom

23' 2" x 14' 6" (7.06m x 4.42m)

Walk-in wardrobe

11' 0" x 6' 2" (3.35m x 1.88m)

En suite bath/shower room

Large sea view roof terrace

29' 0" x 25' 2" (8.84m x 7.67m)

Bedroom two

14' 4" x 13' 3" (4.37m x 4.04m)

Bedroom two en suite shower room

Bedroom three

14' 10" x 13' 3" (4.52m x 4.04m)

Main bath/shower room

Second floor

Landing

Bedroom four

19' 2" x 18' 10" (5.84m x 5.74m)

Bedroom five

18' 10" x 13' 5" (5.74m x 4.09m)

Bedroom four/four en suite shower room

Outside

Brick paved driveway

Enclosed garden with lawn, large patio and paths

Additional information

Energy-efficient features include underfloor heating powered by an electric air source heat pump, vehicle charging point, and a photovoltaic storage array.

Agent note

The living room and kitchen images have been virtually staged to illustrate how the space could be furnished.







Approximate Gross Internal Area (Excluding Terrace) = 370 sq m / 3978 sq ft
Terrace = 68 sq m / 729 sq ft

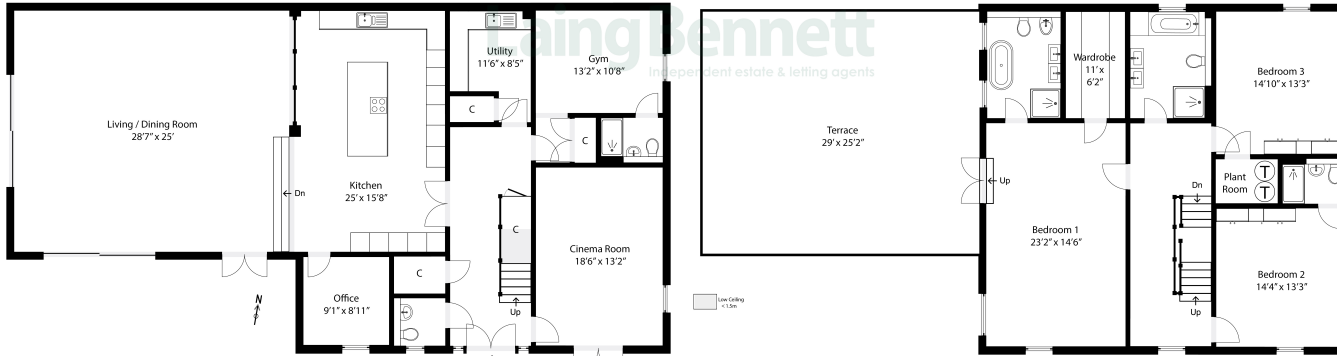
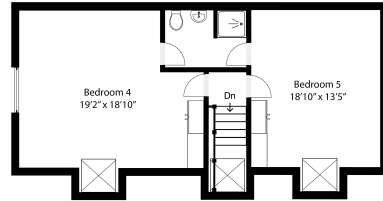
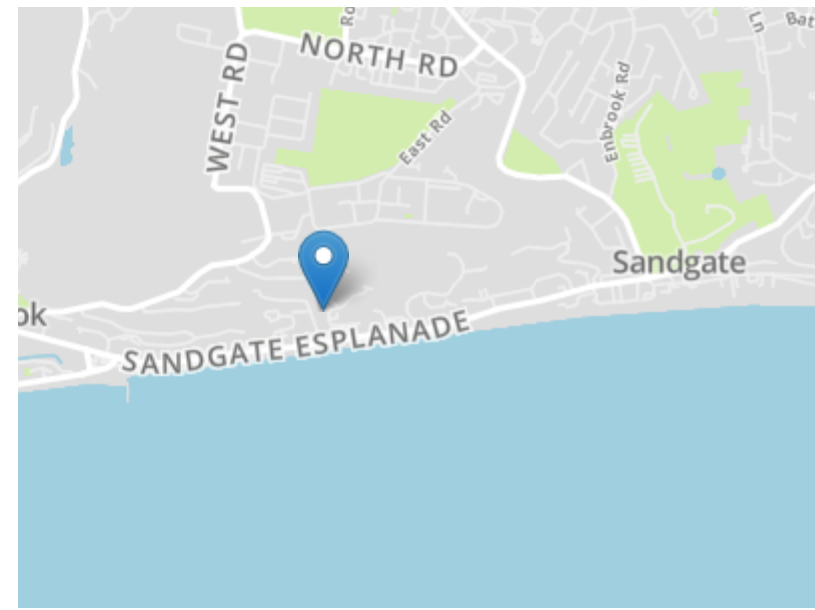


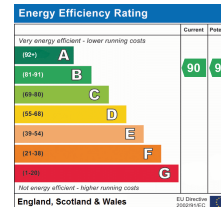
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Not to scale. Outbuildings are not shown in actual location.
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