



1 Bay View, Sandgate, Folkestone, Kent, CT20 3TE

EPC Rating =

Guide Price £875,000





A stunning four-bedroom detached house with breathtaking panoramic views across the English Channel to France. This impressive residence is perched on a hillside, one of three homes in a secluded cul-de-sac. A stylish and contemporary townhouse is designed for luxurious coastal living. The accommodation is arranged over three floors, four bedrooms, two with en suites and a main bathroom. First-floor living room extends to a covered balcony, capturing the picturesque scenery. Fitted kitchen/breakfast room and to the rear and side there is a dining room/conservatory which enhances the sense of space and light, making the most of the coastal vistas. The low-maintenance garden with large terrace and lawn offers a tranquil retreat, while off-road parking for four vehicles, a large integral garage, and roof-mounted PV solar panels with two 4.5kWh batteries provide both convenience and sustainability. Early viewing is highly recommended. EPC RATING = C

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Tenure Freehold

Property Type Town House

Receptions 2

Bedrooms 4

Bathrooms 3

Parking Four parking & garage

Heating Gas

EPC Rating TBC

Council Tax Band F
Folkestone & Hythe



Situation

The property is situated in a small cul de sac on the hillside above Sandgate. 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).

The accommodation comprises

Ground floor

Entrance hall

Bedroom four

11' 10" x 9' 8" (3.61m x 2.95m)

En suite shower room

Utility room

7' 9" x 5' 10" (2.36m x 1.78m)

First floor

Landing





Living room

18' 1" x 16' 1" (5.51m x 4.90m)

Kitchen

18' 1" x 9' 8" (5.51m x 2.95m)

WC

Conservatory

37' 5" x 12' 6" (11.40m x 3.81m)

Terrace

Balcony

Second floor

Landing

Bedroom one

15' 3" x 12' 10" (4.65m x 3.91m)

En suite bathroom

Bedroom two

14' 3" x 9' 2" (4.34m x 2.79m)

Bedroom three

14' 3" x 6' 6" (4.34m x 1.98m)

Bathroom

Outside

Frontage and parking for four vehicles

Large integral garage

18' 4" x 16' 2" (5.59m x 4.93m)

Garden to the side with summerhouse

Solar panels

PV solar panels with two 4.5kwh batteries







Approximate Gross Internal Area (Excluding Garage) = 168 sq m / 1812 sq ft
Garage = 27 sq m / 295 sq m

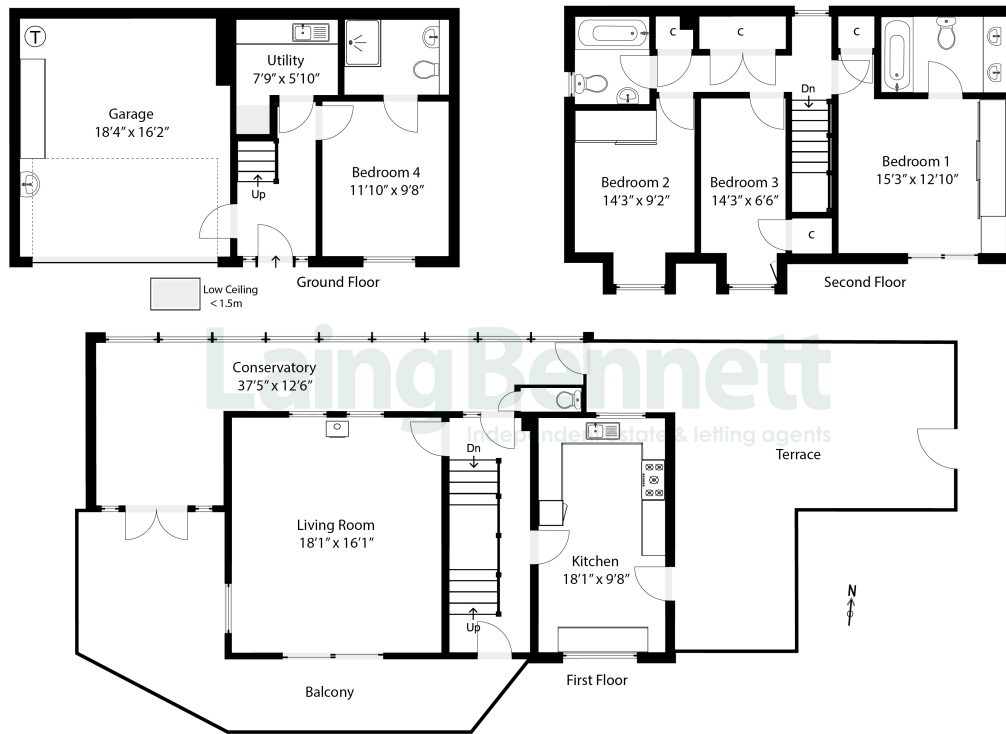


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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