



14 Encombe, Sandgate, Folkestone, Kent, CT20 3DE

Guide Price £588,000

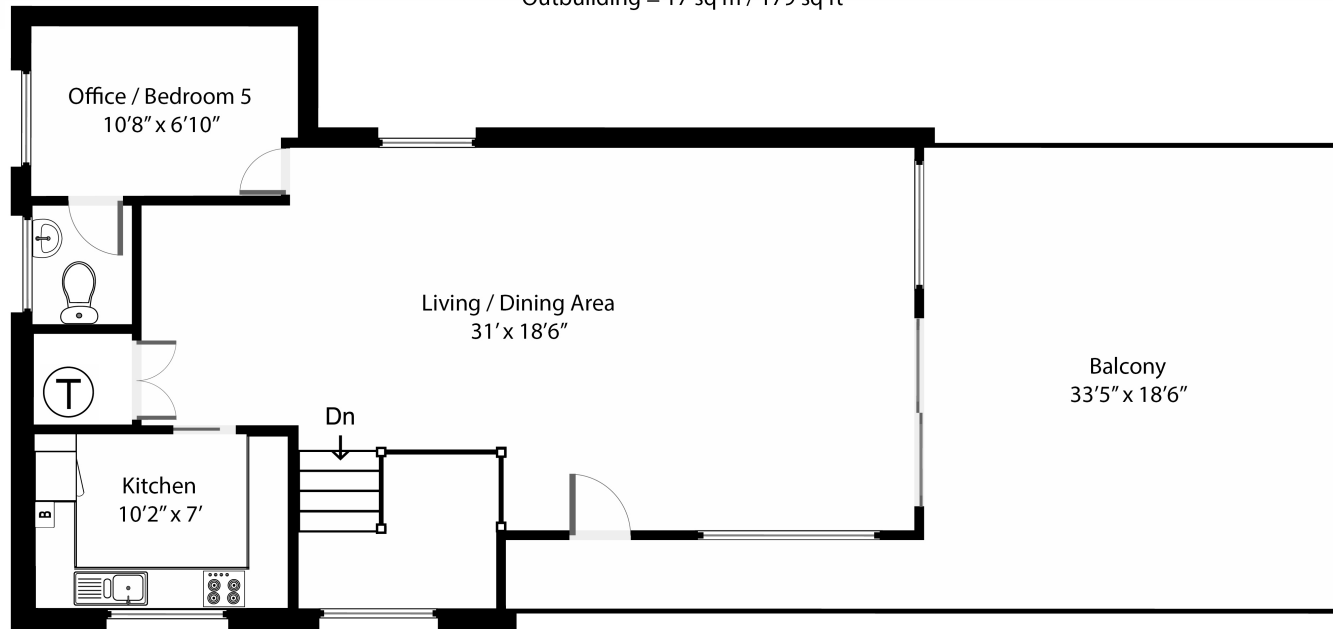
EPC RATING: E

Sea
Views

Offers in excess of £600,000. A unique 3/4 bedroom 'upside down' house enjoying the most glorious sea views over the channel. This marvellous home has adaptable accommodation and is bathed in natural sunlight to the first floor. The property is located in a most sought after location in the village of Sandgate. Accommodation comprises: Ground floor - Covered entrance, spacious entrance hall, bedroom one with extensive wardrobe cupboard range, bedroom two, bedroom three was originally two rooms and could be reinstated if required, family shower/bathroom/WC. First floor - Superb living/dining room with sliding doors leading to the glorious large Southerly aspect roof terrace enjoying amazing sea views to the West, kitchen, bedroom 4/study with door to en-suite cloakroom. Outside - Open plan wrap-around garden laid to lawn, private patio area, driveway parking and carport under the first floor sun terrace, Large store with utility area, electric power and light. This stylish home is timber frame construction and offers potential for reconfiguration and updating to suit the needs of any potential purchaser. EPC Rating: E



Approximate Gross Internal Area (Excluding Balcony) = 123 sq m / 1319 sq ft
Outbuilding = 17 sq m / 179 sq ft



Laing Bennett
Independent estate & letting agents

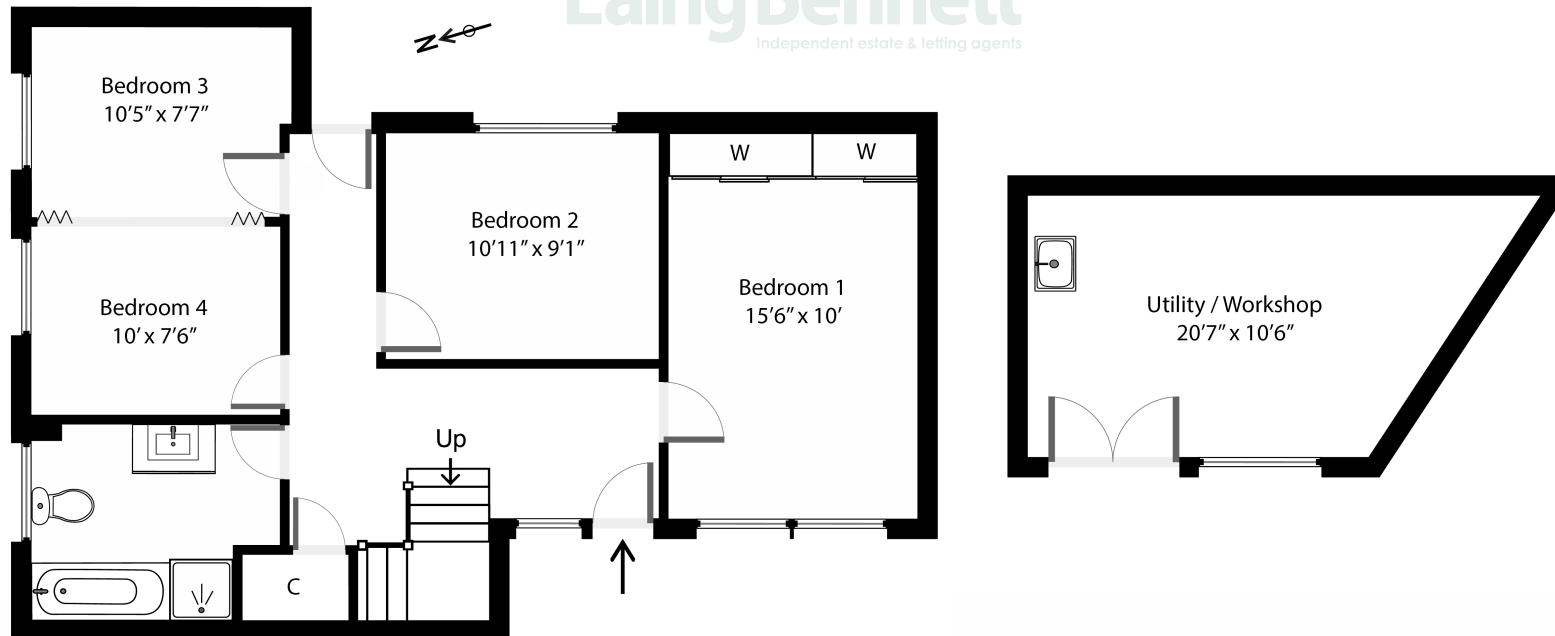


Illustration for identification purposes only. Measurements are approximate.
Not to scale. Outbuildings are not shown in actual location.

Situation

The property is superbly located set back from the enviable Sandgate beach front. Sandgate boasts a popular village centre with a broad range of interesting antique shops, boutiques, public houses, artisan cafes, restaurants and village store. The area has a number of excellent local schools for both primary and secondary education including The Folkestone School for Girls and Harvey Grammar School for Boys. It is also situated in the catchment area for the ever popular Sandgate Primary School. The bustling Cinque Port of Hythe is two 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 an increasingly popular food, drink and entertainment destination for the town and its visitors.





The accommodation comprises

Ground floor

Covered entrance

Entrance hall

Bedroom one

15' 6" x 10' 0" (4.72m x 3.05m)

Bedroom two

10' 11" x 9' 1" (3.33m x 2.77m)

Bedroom three

10' 5" x 7' 7" (3.17m x 2.31m) and 10' 0" x 7' 6" (3.05m x 2.29m) Originally two rooms which could be reinstated if required.

Shower/bathroom/WC

First floor

Landing

Living/Dining Area

31' 0" x 18' 6" (9.45m x 5.64m)

Kitchen

10' 2" x 7' 0" (3.10m x 2.13m)

Office/Bedroom five

10' 8" x 6' 10" (3.25m x 2.08m)

WC

Outside

Garden

Open plan wrap-around garden laid to lawn, private patio area, driveway carport under the first floor sun terrace.

Large store/utility

20' 7" x 10' 6" (6.27m x 3.20m) Large store with utility area, electric power and light.







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 to 100) | A | | |
| (81 to 91) | B | | 82 |
| (69 to 80) | C | | |
| (55 to 68) | D | 54 | |
| (39 to 54) | E | | |
| (21 to 38) | F | | |
| (1 to 20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Wales & N.Ireland | | EU Directive 2002/91/EC | |



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