



1 Upper Corniche Sandgate Folkestone Kent CT20 3TB

Guide Price £1,350,000



- Immaculately presented detached home
- Four bedrooms
- Breathtaking panoramic sea views
- Covered undercroft parking & integral garage
- A viewing is highly recommended

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated in an exclusive cul-de-sac location on the upper hillside above Sandgate and enjoying panoramic channel views. The village of Sandgate offers a vibrant feeling having a good selection of antique shops, curio shops, pubs, restaurants and cafe bars. The seafront offers pleasant walks. The historic Royal Military Canal starts at Seabrook and offers pleasant walks/cycling into the Cinque Port Town of Hythe with its varied range of independent shops together with Waitrose and Sainsburys stores. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. Folkestone West railway station is approximately ten minutes by car and offers high speed rail services to St Pancras London in just over fifty minutes. The larger town of Folkestone has a far greater selection of shop facilities and amenities together with the famous Leas and Leas Cliff Hall attracting regular acts and shows. The area is also well serviced by golf courses including Sene Valley, Hythe Imperial and Etchinghill. The Cathedral City of Canterbury is approximately thirty minutes away by car and offers many cultural amenities including the Cathedral and Marlowe Theatre.

An immaculately presented four bedroom detached residence which has been renovated by the current owners to a high standard throughout enjoying breathtaking panoramic sea views. The property comprises of entrance hall, two double bedrooms, bathroom, utility room & integral garage to the ground floor with open plan kitchen/diner, living room, bedroom with en-suite, cloakroom and a further double bedroom to the first floor. The property has the added benefit of solar panels with a 10 kWh battery, covered undercroft parking, luxury Tradex German kitchen with integrated appliances and newly fitted boiler with pressurised hot water cylinder as well as air conditioning to kitchen/diner & living room. A viewing is highly recommended to appreciate this quite simply stunning property.

GROUND FLOOR

ENTRANCE HALL

with tiled flooring, radiator, alarm control panel with remote operation, large understairs cupboard housing meters and RCD fuse box

BEDROOM

with UPVC double glazed window overlooking side, radiator, UPVC double glazed doors leading to covered patio with beautiful views to sea, high level UPVC double glazed window

BEDROOM

with UPVC double glazed window overlooking side, radiator

UTILITY ROOM

with tile effect, Amtico flooring, a selection of high and low cabinets with space for washing machine and tumble dryer, stone worktop, localised tiling, radiator

SHOWER ROOM

with tile effect Amtico flooring, back to wall WC with concealed cistern, stone worktop, hand basin with mixer tap over and modern gloss storage cabinet under, large fitted mirror, stainless steel towel radiator, walk in shower with glass screen and Aqualisa shower, airing cupboard with shelving and radiator

INTEGRAL GARAGE

with power, lighting, EV charger point and electric roller door

FIRST FLOOR

OPEN PLAN KITCHEN/DINING AREA

KITCHEN

with Amtico flooring and a selection of high and low level cabinets by the German firm Hacker. There are Quartz worktops and upstands, Blanco double sink with a Quooker boiling water tap. The hob is a Miele 6 pan flex zone induction, with a Miele microwave combi, Miele single oven and Miele warm drawer. There is a Siemens tall fridge, Siemens dual zone wine cooler, a Neff built under freezer and integrated Neff dishwasher.

DINING AREA

with Amtico flooring, tall radiator, wall mounted air conditioning unit and aluminium sliding doors leading to side decked area

LIVING ROOM

with two radiators, aluminium double glazed window and sliding aluminium frame doors with breathtaking panoramic views to sea, wall mounted air conditioning unit

INNER HALLWAY

loft hatch with pull down ladder accessing boarded loft with power & lighting





BEDROOM

with aluminium double glazed windows to side, fitted cupboards and dressing table with selection of shelving, drawers and hanging rails, aluminium framed window with stunning views to sea, radiator, built-in double wardrobes with hanging rail

EN-SUITE

with tiled floor, wall hung Geberit WC with built in bidet, hand basin with mixer taps over and modern storage cupboards under, wall mounted mirrored cupboard with led lighting, powder coated towel radiator, walk in shower with glass screen and Aqualisa shower

CLOAKROOM

with tile effect Amtico flooring, radiator, back to wall WC, hand basin with mixer taps over and modern gloss storage cupboard under

BEDROOM

with radiator, UPVC double glazed tall window overlooking rear with fitted blinds, cupboard housing boiler and pressurised hot water cylinder

OUTSIDE

Leading out from the living room the property enjoys an extensive decked area with sweeping panoramic sea views across the English Channel with glass balustrade. Side access leads out to the rear where there is a low maintenance patio area with slope leading up to the properties boundary. Terrace steps lead down to the front where there is covered undercroft parking as well as a covered patio seating area. There is off road parking for several cars which is bordered by an attractive low maintenance garden.

Tenure - Freehold

Council tax - Band G

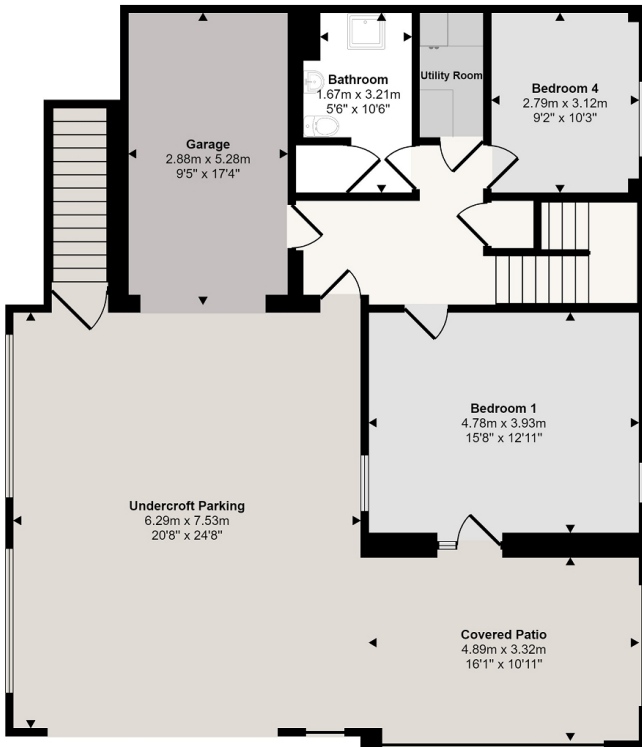
Local Authority - Folkestone & Hythe District Council



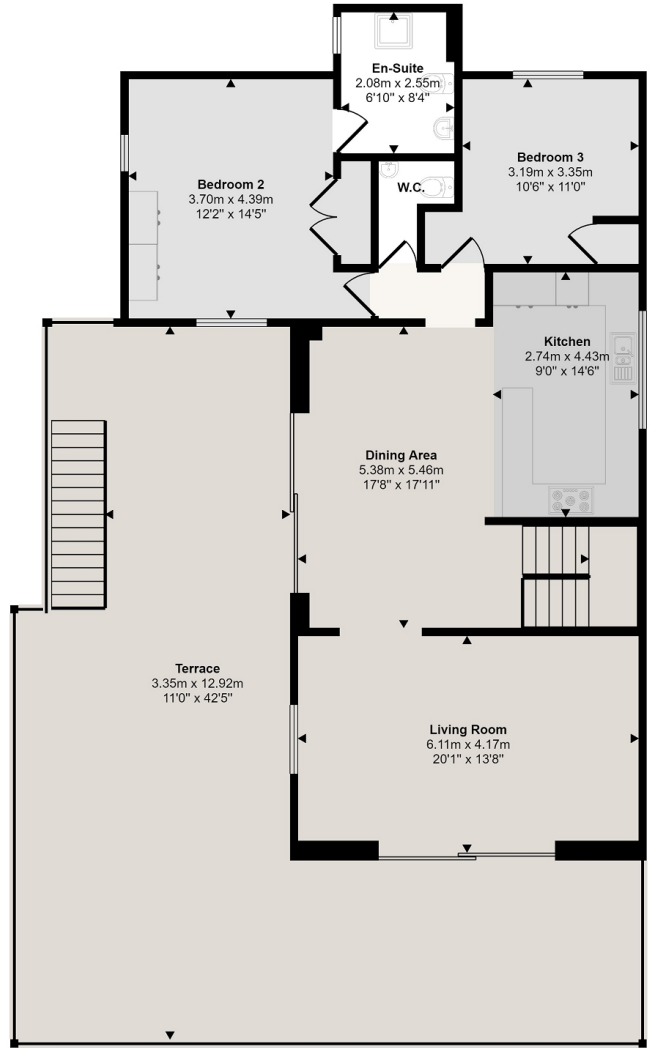




Approx Gross Internal Area
172 sq m / 1856 sq ft



Ground Floor
Approx 69 sq m / 740 sq ft



First Floor
Approx 104 sq m / 1117 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	88	
(69-80) C		
(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	



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

C.R. Child & Partners
11 High Street, Hythe. CT21 5AD
01303 267421
properties@crchildandpartners.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.