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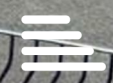
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# Upper Corniche, Sandgate, Kent

Guide Price £800,000 - £830,000



**GUIDE PRICE: £800,000-£830,000** With some of the most dramatic sea views in the area, looking out over the English Channel towards France. this immaculately presented four-bedroom detached home is in the sought-after area of “upper Corniche”.between Hythe & Sandgate.

From the ground floor the property offers entrance hall with 'Amtico' Oak effect flooring, door through to the modern downstairs cloakroom and stairs to the first floor. The contemporary dining room has fitted units providing storage and opens into the modern 'Schmidt' Kitchen which has a range of units and integrated high level 'Neff' double electric oven with warming drawer under. Integrated fridge, dishwasher and 'Amtico' oak effect flooring. The well equipped utility room offers further units and plumbing for washing machine, tumble dryer, fridge and freezer. Plus further integrated high level 'Neff' oven, water softner and boiler.

The spacious lounge is the main focal point of this home with full length windows and sliding patio doors which opens out onto a spacious sun terrace, providing panoramic sea views. The study is well equipped with fitted home office furniture, with corner desk an book shelves.

The first floor spacious landing gives access to the four bedrooms, all with direct sea views. Three of the bedrooms have built in wardrobes, and the 18' master bedroom further benefits from an en-suite shower room and fitted units. The modern family bathroom provides bath with over head shower, WC and hand basin.

Externally the property offers a private rear garden that can be accessed from the side of the property, stairs lead up to a raised decked area with balustrade offering further sea views. The garden is mostly laid to lawn with mature shrubs and flower beds. A path leads round the rear of the property to an additional graveled area with a greenhouse with fitted shelving and vegetable beds. To the front of the property there is a driveway leading to double garage.

A short drive to the charming town of Hythe, with three supermarkets including (Waitrose, Sainsburys and Aldi) and busy High Street with a choice of interesting, independent shops and restaurants. There are a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The historic and picturesque Royal Military Canal, with pleasant walks and cycle path and seafront with long pebbly beach are also nearby. Visit the famous Romney Hythe and Dymchurch Steam Railway. The area has easy access to the M20 motorway, with Dover Harbour a short distance away to pop across to France. While the high-speed service to London St. Pancras in approx 50 minutes can also be accessed from nearby Folkestone Central and West station

Services - Mains water, gas, electricity and sewerage

Heating - Gas central heating

Broadband - Average Broadband Speed 8mb to 1000mb

Mobile Phone coverage - Good

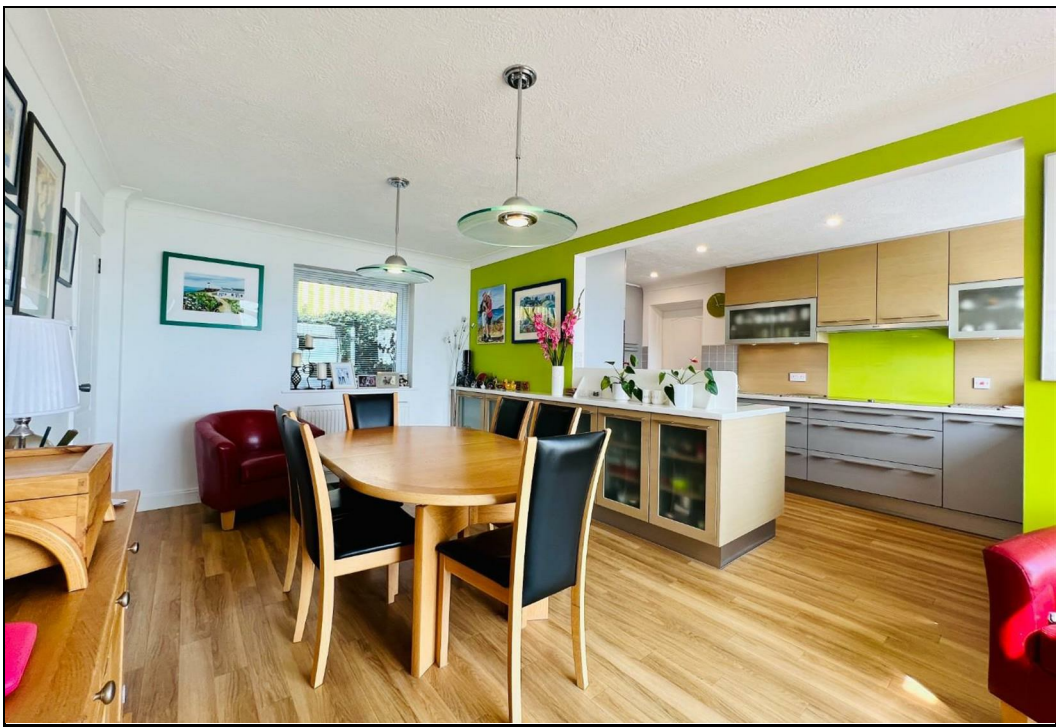
Flood Risk - Very Low

Agents Note: Rear garden is owned by MOD: vendors have complete usage for a peppercorn rent of £110.00 per annum



- DETACHED EXECUTIVE HOME - PANORAMIC SEA VIEWS
- FRONT TERRACE WITH PANORAMIC SEA VIEWS
  - FOUR DOUBLE SIZE BEDROOMS
  - EN SUITE TO MASTER BEDROOM PLUS FAMILY BATHROOM
- LARGE SOUTH FACING SITTING ROOM - STUDY
- REAR GARDEN - DOUBLE GARAGE - PARKING
  - COUNCIL TAX G -

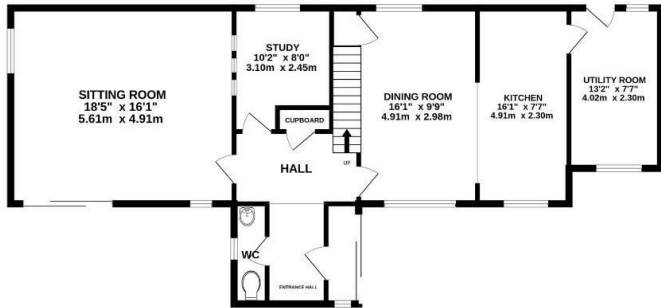




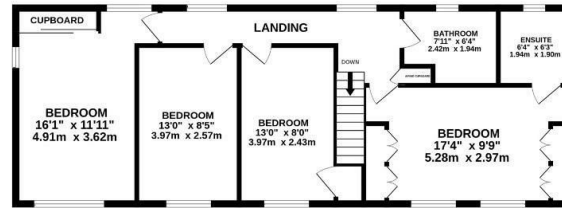




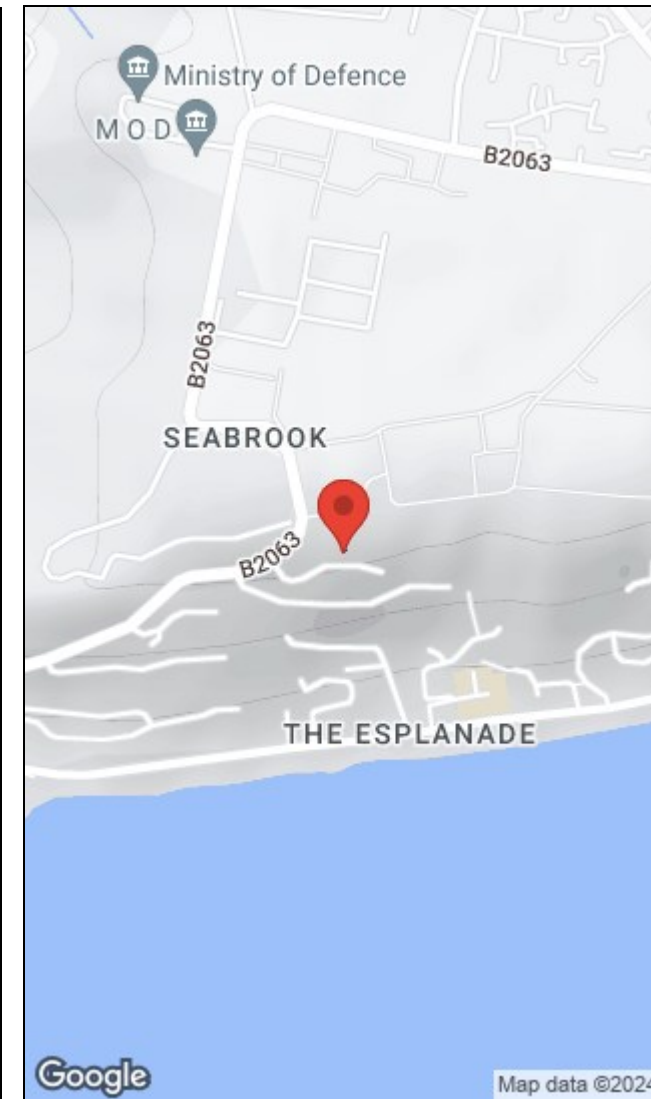
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current: <b>70</b>	Potential: <b>81</b>	Current: <b>70</b>	Potential: <b>81</b>
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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