



49 High Street, Hythe, Kent CT21 5AD



**SEA LODGE,
9 ENCOMBE, SANDGATE**

**£650,000 Freehold
NO ONWARD CHAIN**

Situated at the end of an exclusive cul-de-sac from where it commands a magnificent southerly panorama of the sea, a spacious 3 bedroom bungalow now requiring extensive refurbishment but with the potential to create a truly exceptional home which is considered well worthy of the expenditure required. EPC D



**Sea Lodge,
9 Encombe, Sandgate CT20 3DE**

**Entrance Hall, Sitting Room, Dining Room, Kitchen,
Three Bedrooms, Bathroom, Cloakroom,
Garage, Parking, Gardens to Front and Rear**

DESCRIPTION

Sea Lodge is a unique detached single storey dwelling which boasts a privileged position from where it commands a magnificent southerly panorama with extensive views of the sea and to the coast of France on a clear day. The property now requires extensive updating and refurbishment but given its particularly special location, the fact that it offers very comfortably proportioned accommodation and as such offers the potential to create an exceptional home, it is considered well worthy of any expenditure required and has been priced accordingly.

The accommodation includes an entrance hall which leads to the dining room, this opens onto a generous sitting room which enjoys beautiful sea views and opens to the garden. There is a large separate kitchen, three double bedrooms (two offering views of the sea), a bathroom and a cloakroom.

There is a densely planted garden to the front, parking on the driveway which also accesses the detached garage. To the rear there is a level terrace, the perfect vantage point from which to enjoy the views with the remainder of the garden sloping downwards away from the property.

SITUATION

In an exclusive location, towards the end of an exclusive cul-de-sac, within only a short walk along the promenade to the charming and sought-after Sandgate village centre, with its eclectic mix of local shops and boutiques, cafes, pubs and restaurants. The coastal path can be followed along the foot of The Leas all the way to Folkestone Harbour with the recently regenerated "Harbour Arm" with champagne bar, restaurants, cafes and live music. Beyond the Harbour is the Creative Quarter, home to a host of artists, a thriving café culture and many other creative activities. Folkestone also boasts The Leas promenade providing a beautiful walk into Folkestone, along the cliff top from where unrivalled Channel views can be enjoyed.

The Cinque Ports Town of Hythe with its wider range of amenities, including a Waitrose, is approximately 3 miles to the west and the larger town of Folkestone is about 2 miles to the east. There are a variety of sporting facilities available along the coast, including rowing and sailing clubs, a choice of golf courses in the immediate vicinity, together with the Hotel Imperial Leisure Centre.

The High Speed Rail Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station (1 mile) and Ashford International (16 miles) and Eurostar services to Paris and Brussels are also available at the latter.

The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant. (All distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Entered via a glazed door with glazed panel to side, access to loft space via a hatch fitted with a loft ladder, wall light points, radiator doors to:

DINING ROOM

Serving hatch to kitchen, double glazed window to side, radiator, pair of glazed doors opening to:

SITTING ROOM

Ragstone chimney breast incorporating fireplace recess over a tiled hearth with shelving to side, glazed display cabinet fitted to alcove, double glazed picture window to rear commanding panoramic views of the sea and around the bay to Dungeness, pair of double glazed casement doors with double glazed windows to either side opening to the rear garden and enjoying views of the sea, radiators.

KITCHEN

Fitted with a range of base cupboard and drawer units with freestanding gas stove, work tops inset with twin stainless steel sinks with mixer tap, coordinating wall cupboards, full height storage cupboard, built in larder cupboard, floor standing Kingfisher gas fired boiler, door to side, double glazed windows to front, radiator.

BEDROOM

Built in wardrobe cupboards one of which houses a vanity unit with wash basin, pair of wall light points, coved ceiling, double glazed window to rear commanding far reaching views of the sea, radiator.

BEDROOM

Built in wardrobe cupboards, double glazed windows to rear enjoying far reaching views of the sea, radiator.

BEDROOM

Built in wardrobe cupboards one of which houses the factory lagged hot water cylinder,

coved ceiling, double glazed window to front, radiator.

BATHROOM

Panelled bath fitted with mixer tap and handheld shower, low level WC, pedestal wash basin, tiled walls, double glazed window to front, radiator.

CLOAKROOM

Low level WC, pedestal wash basin, window to side.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is densely planted with mature shrubs with a flight of steps leading to the open porch which gives access to the front door. Pathways run to either side of the property where access can be gained to the rear garden. There is a driveway providing off-road parking and access to the:

SINGLE GARAGE

Of brick-built construction, up and over door to front.

REAR GARDEN

Directly to the rear of the property is a paved terrace, the perfect vantage point from which to enjoy the spectacular views of the sea to the side of the terrace is a timber-framed summer house and from here a lawned path leads to the rest of the garden which slopes sharply away from the bungalow and is dotted with various mature shrubs and a specimen holm oak.

EPC Rating Band D

COUNCIL TAX

Band F approx. £3,515.36 (2025/26)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**







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Encombe, Folkestone, CT20

Approximate Gross Internal Area = 128.5 sq m / 1383 sq ft

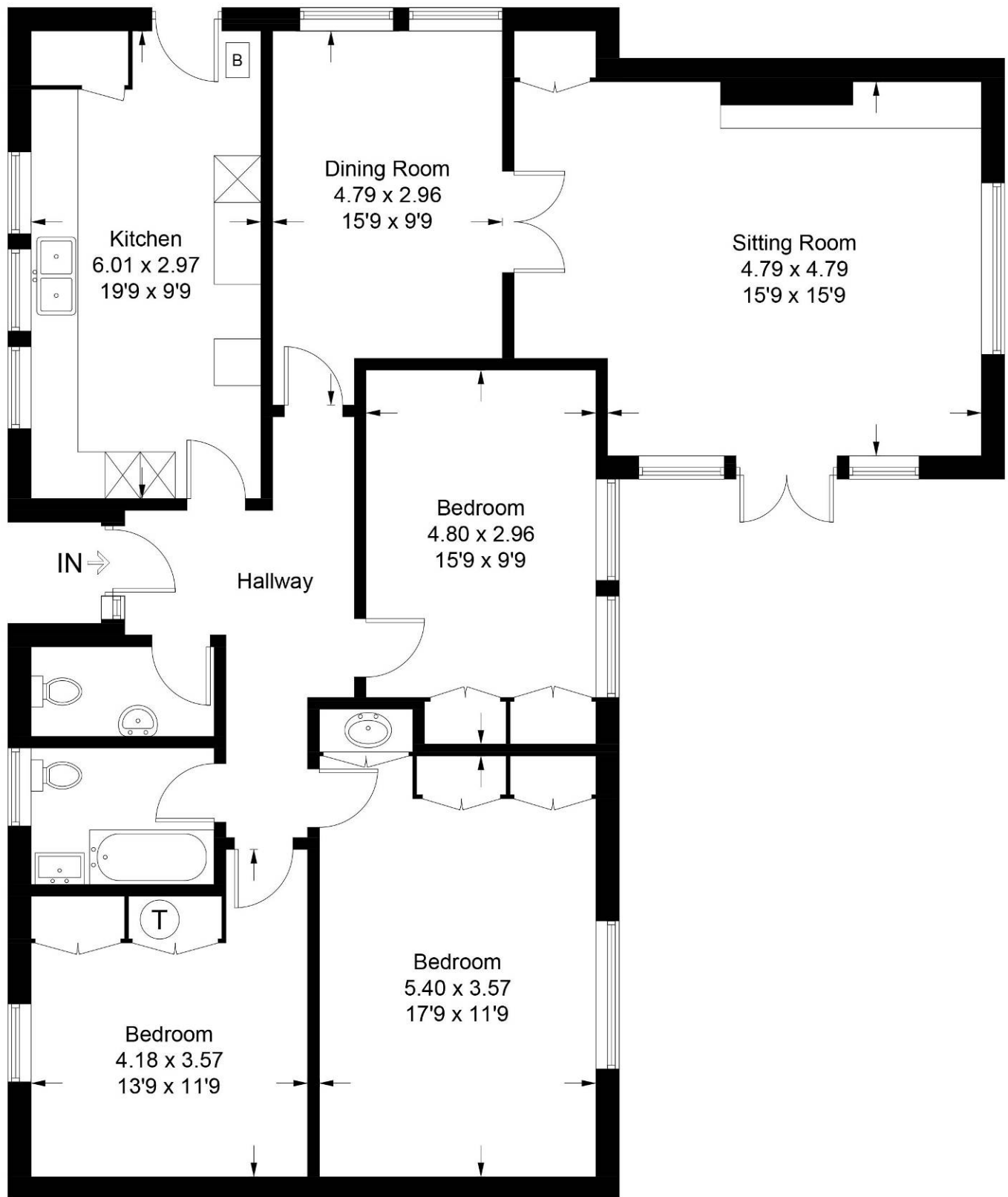


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