



49 High Street, Hythe, Kent CT21 5AD



**5 SEA VIEW TERRACE,
WELLINGTON PLACE, SANDGATE**

£425,000 Freehold

A charming period cottage in a delightfully secluded, tucked away position, moments from the beach and the vibrant village of Sandgate. 2 reception rooms, sun room, generous kitchen, 3 bedrooms (1 en-suite), bathroom and separate w.c. The property also benefits from an enchanting garden. EPC C



5 Sea View Terrace, Wellington Place, Sandgate CT20 3DL

**Entrance Porch, Entrance Hall, Sitting Room, Dining Room, Sun Room,
Kitchen, Three Bedrooms (one with En-Suite Shower Room), Bathroom,
Delightfully Secluded Garden, Unofficial Parking Space**

DESCRIPTION

An enchanting period cottage in a delightfully secluded position within a sought after location on Sandgate's pretty hillside. The property was refurbished before the current owner purchased it, including a skilfully executed attic conversion to provide a third bedroom and en-suite shower room, so everything appears to be in pretty good order. The current owner has subsequently added solar panels further enhancing the appeal of the property.

The comfortably proportioned accommodation retains some lovely original features and is of particularly comfortable proportions. This includes a storm porch opening to the entrance hall which leads to two inviting reception rooms, the sitting room to the front and dining room to the rear which in turn leads to a sun room and the generously sized kitchen. On the second floor are two bedrooms, a bathroom and separate w.c., with the third bedroom on the second floor with en-suite shower room.

Outside there is a rear access, shallow garden to the front alongside the footpath leading to the house opposite which is a very private cottage garden providing a haven of peace and tranquillity for alfresco relaxation. No. 5 is the only property to enjoy this unique feature on the terrace. There is also the added advantage of unofficial parking space on Wellington Place, a private cul-de-sac.

SITUATION

Tucked away in a secluded spot towards the end of a pretty pedestrian lane, the property is just moments from Sandgate Esplanade. A short stroll via Brewers Hill – perhaps with a pause at the iconic Clarendon Inn – leads to the beachfront promenade and the heart of Sandgate village, where you'll find an eclectic variety of independent boutiques, inviting pubs, artisan cafés, restaurants, and a thriving rowing club.

Enjoy coastal walks along The Leas toward Folkestone Harbour, home to the vibrant Harbour Arm – a regenerated hotspot with champagne bars, eateries, and live music – and explore the Creative Quarter with its buzzing café culture and arts scene. For breathtaking Channel views, The Leas clifftop promenade is just moments away.

Hythe, with a broader range of amenities, including a Waitrose, lies 3 miles west, while Folkestone is just 2 miles east. The area offers excellent leisure facilities, including sailing and rowing clubs, multiple golf courses, and the Imperial Hotel Leisure Centre.

Commuters enjoy excellent connectivity, with High Speed trains to London St Pancras from Folkestone West (1 mile) and Ashford International (16 miles), plus easy access to the M20 and Channel Tunnel – just 35 minutes to Calais.

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a pair of double glazed doors with glazed fan light above, tiled floor, oak panelled and leaded light door with glazed fan light above, opening to:

ENTRANCE HALL

Polished timber floorboards, staircase to first floor, radiator, doors to dining room and:

SITTING ROOM

Polished timber floorboards, attractive cast iron fireplace surround, bay with secondary glazed sash windows to front, radiators.

DINING ROOM

Polished timber floorboards, attractive timber fireplace surround with cast iron insert above a tiled hearth, tongue and grooved panelled wall incorporating doors giving access to understairs storage cupboards, radiator concealed by decorative cover, obscured glazed sliding door to kitchen, pair of panelled and double glazed timber framed doors to:

SUNROOM

Set beneath a double glazed roof with a block paved floor and UPVC and double glazed door and glass block window opening to the rear where there is a shallow shared walkway.

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating recesses and plumbing for washing machine and dishwasher and freestanding stainless steel dual fuel stove, square edged wood block work surfaces inset with one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splashbacks, range of coordinating wall cupboards with open shelving and opaque glazed cabinets, housing for freestanding fridge freezer, tiled floor, double glazed window to rear, pair of sash windows looking into the sun room, radiator.

FIRST FLOOR LANDING

Access to loft space, door giving access to staircase to second floor, radiator, doors to:

BEDROOM

Attractive cast iron fireplace, Pair of sash windows to front fitted with secondary double glazing, radiator.

BEDROOM

Attractive cast iron fireplace, double glazed sash window to rear, radiator.

BATHROOM

Freestanding bath with thermostatically controlled shower over, wash basin, access to airing cupboard housing the gas boiler, heated towel rail, opaque double glazed window to side, recess lighting, tiled floor.

SEPARATE W.C.

Low-level WC, wall hung wash basin, double glazed window to side, tiled floor, radiator.

SECOND FLOOR

BEDROOM

Pair of Velux windows to rear enjoying views of the sea, Velux window to front, access to eaves storage, radiator, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low-level WC, corner wash basin, shaver point and light, extractor fan, tiled floor.

FRONT GARDEN

The shallow garden to the front of the property is set behind a low rendered wall and is planted with campanula with a tiled pathway leading to the main entrance. Opposite the house a wrought iron gate set within a ragstone wall opens to:





THE SECRET GARDEN

With a crazy paved pathway and seating area encompassing a central bed planted with arum lilies and ornamental grasses amongst others with the remainder of the garden being densely planted with a variety of fruit trees, buddleia, wygelia, sambucus and flowering cherry amongst various others. Within the garden is a generously sized timber-framed storage shed.

EPC Rating Band C.

COUNCIL TAX

Band C approx. £2,163.29 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

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Sea View Terrace, Sandgate, CT20



Approximate Gross Internal Area
 Ground Floor = 60.5 sq m / 651 sq ft
 First Floor = 50.1 sq m / 539 sq ft
 Second Floor = 21.1 sq m / 227 sq ft
 Total = 131.7 sq m / 1417 sq ft

 = Reduced headroom below 1.5m / 5'0"

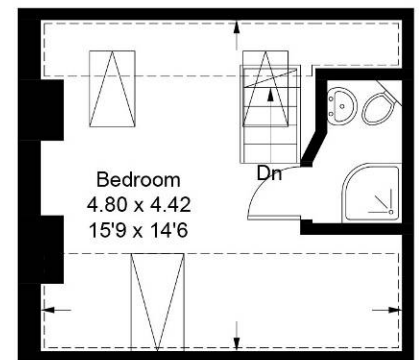
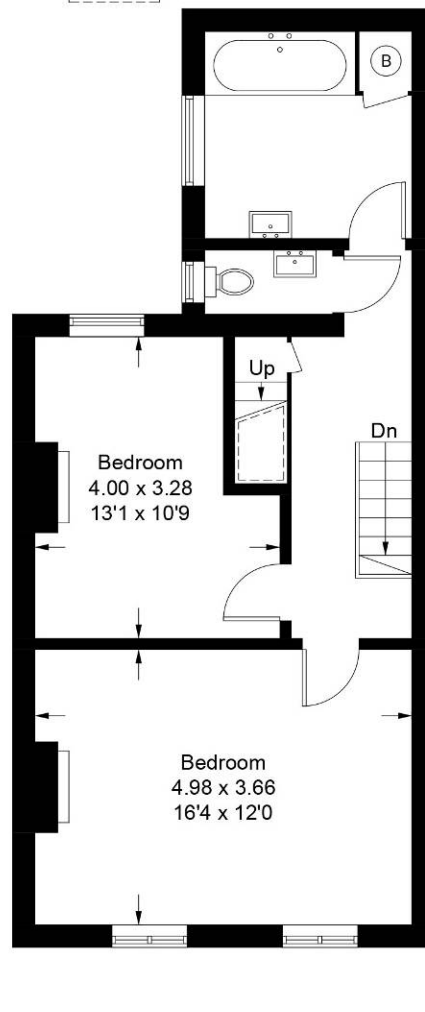
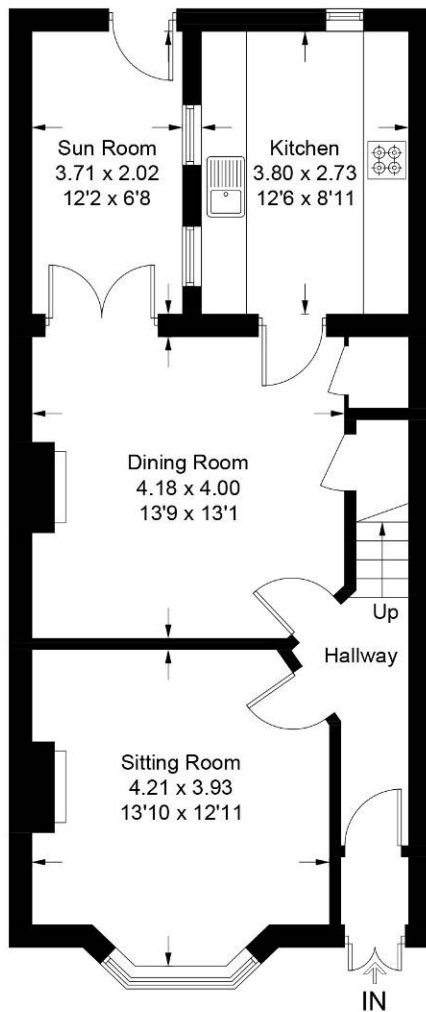


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