



49 High Street, Hythe, Kent CT21 5AD



THE PENTHOUSE, BEACH MARINE, THE RIVIERA, SANDGATE

£995,000 Leasehold
To Include A Share Of The Freehold

Simply stunning! This beautiful beach front penthouse apartment has been sympathetically refurbished honouring the mid-century modern originality and embracing all of the conveniences of modern living resulting in 2069 sq ft (plus garage) of generous living areas, 3 bedrooms, two expansive terraces and exceptional sea views. EPC B



Penthouse Apartment

17-18 Beach Marine, The Riviera, Sandgate CT20 3AE

**Communal Entrance Hall with Direct Lift Access to:
Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility Room, Cloakroom,
Principal Bedroom with En-Suite Shower Room,
Two Further Bedrooms and a Bathroom,
Two Large Roof Terraces,
Garage and Secure Under-croft Parking, Communal Gardens**

DESCRIPTION

Situated in a prime beach front location from where it commands a magnificent panorama of the sea, around Hythe Bay to Dungeness and to the coast of France on a clear day, a stunning penthouse apartment which has been extensively refurbished for the current owners who have embraced the mid century modern vibe of the property, retaining the best of the original detailing, complementing it with a smart contemporary finish designed for a modern lifestyle.

The apartment, which has direct lift access, offers spacious accommodation, flooded with light from expansive glazing and with views of the sea from virtually every vantage point and if not of the sea, of Sandgate's picturesque rooftops and hillside. Stepping out of the lift straight into the apartment you enter a welcoming entrance hall leading to a particularly generous living space with a wonderful original bar. The living room opens onto a spacious south facing terrace overlooking the sea. The contemporary kitchen/dining space provides a wonderful environment for entertaining and access to the second roof terrace from where views of the sea and over Sandgate can be enjoyed. There are three double bedrooms, the principal bedroom with en-suite shower room and a family bathroom. There is also a utility room and cloakroom.

Beach Marine enjoys some delightful communal gardens providing direct access to the promenade and to the beach. There is also an under ground car park in which The Penthouse has the advantage of a garage, 1.5 parking spaces (with EV charger wall box) and two storage facilities.

SITUATION

The Riviera is an exclusive location accessed from the main A259 that runs along the coast between Sandgate and Hythe, and backing directly onto the beach. The property is a short stroll from the charming and sought-after village centre with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants. The long stretches of shingle beach and the sailing club can be found by meandering down one of the pretty alleyways from the high street or from the communal gardens which provide direct access to the promenade leading to the coastal path which can be followed along the foot of The Leas all the way to Folkestone harbour and The Harbour Arm.

The Cinque Ports Town of Hythe with its wider range of amenities, including a Waitrose, is approximately 3 miles away to the west and the larger town of Folkestone is about 2 miles to the east. There is a variety of sports available along the coast, including rowing and sailing and 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). The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant.

The accommodation comprises:

COMMUNAL ENTRANCE HALL

Entry phone system, staircase and lift providing direct access to the penthouse apartment and also to the under-croft car park.

ENTRANCE HALL

Recessed lighting, built-in low-level storage cupboards, overhead storage cupboard above staircase, electric heater, double glazed windows to front overlooking Radnor Cliff, open plan to kitchen/dining room, glazed double doors to:

SITTING ROOM

A generous space enjoying a southerly aspect and incorporating electric log effect fire set within a contemporary marble surround with original timber panelling and bookshelves above with storage, original bar with mosaic mirrored backdrop with glass shelving and worktop inset with stainless steel wash basin, concealed by original folding shutters, double glazed sliding patio doors opening to the roof terrace from where panoramic views of the sea, around the bay to Dungeness and to the coast of France on a clear day can be enjoyed, underfloor heating.

KITCHEN/DINING ROOM

The **dining area** with recessed lighting and double glazed sliding patio door opening to the roof terrace to the side from where views over Sandgate hillside and of the sea can be enjoyed.

The **kitchen area** with a comprehensive range of base cupboard and drawer units in a sleek contemporary finish, incorporating two-drawer Fisher & Pakel dishwasher, deep pan drawers with square-edged quartz worktops inset with multipoint induction hob with Elica extractor hood above and undermounted with stainless steel sink with grooved drainer to the side and mixer tap, coordinating quartz upstands, full-wall range of full-height cabinets incorporating full-height fridge and freezer, integrated double oven/grill and full-height larder cupboards with tambour-fronted storage cupboard to side, recessed

lighting, double glazed window to side enjoying views of the sea and over Sandgate hillside, underfloor heating.

UTILITY ROOM

Tiled floor, base cupboards incorporating integrated washer/dryer with work surface above with freestanding washbasin and mixer tap, tiled splashbacks, coordinating wall cupboards, full height corner storage, cupboard, roof light, heated ladder rack towel rail, door to:

CLOAKROOM

Close coupled WC, tiled walls, coved ceiling, roof light.

BEDROOM

Double glazed sliding patio doors opening to the roof terrace enjoying an easterly aspect over rooftops, of the sea and of Radnor Cliff, electric heater.

INNER HALLWAY

Built-in shelved storage cupboard, roof light, doors to:

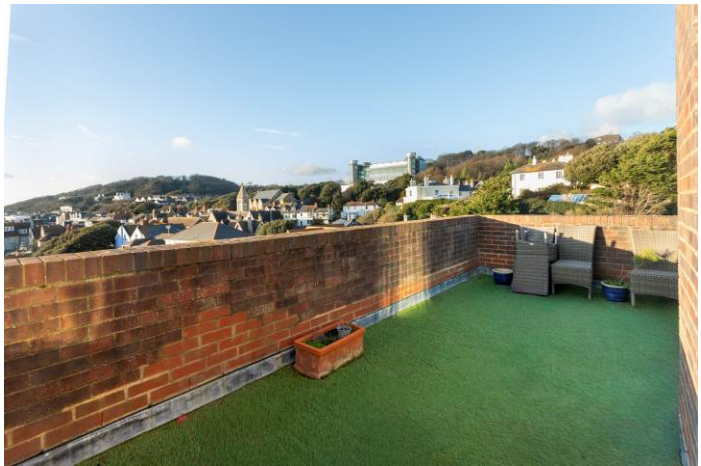
BEDROOM

Double glazed window to side enjoying an easterly aspect with views over the beach, of the sea and of Radnor Cliff, electric heater.

BATHROOM

Panelled jacuzzi bath set within a tiled surround with mixer tap and separate thermostatically controlled monsoon shower with handheld attachment and glazed shower screen, low-level WC, wall-hung washbasin with vanity drawer and cupboard below, tiled floor, double-glazed window to side, enjoying views over rooftops, of the beach and of the sea, wall-mounted heated ladder rack towel rail.





PRINCIPAL BEDROOM SUITE

Entered via the **en-suite shower room** with walk-in shower enclosure, glazed shower screen, monsoon shower and separate handheld attachment, wall-hung washbasin with vanity drawers below, mixer tap, glazed splashback and illuminated mirror above, wood effect tiled floor with underfloor heating, door giving access to **separate cloakroom** with wall-hung WC with concealed cistern and shower hose, door giving access to storage cupboard, recessed lighting, two roof lights, heated ladder rack towel rail, open plan to the **principal bedroom**, range of built-in wardrobe cupboards, recessed lighting, double glazed picture windows and double glazed sliding patio doors opening to the south-facing roof terrace from where a glorious panorama of the sea, around the Bay to Dungeness and to the coast of France on a clear day can be enjoyed, electric heater.

OUTSIDE

SOUTH-FACING ROOF TERRACE

Accessed from the sitting room and from the principal bedroom, enjoying a southerly aspect and enclosed by glazed balustrade, the perfect vantage point from which to enjoy the magnificent panorama of the sea around the bay to Dungeness and to the coast of France on a clear day.

SECOND ROOF TERRACE

The second roof terrace encompasses the property to the north, west and east sides and is accessible from the dining area and second bedroom. It is enclosed by a low brick built wall and boasts views over Sandgate and of the sea

PARKING

The Penthouse Apartment benefits from one and a half allocated parking spaces (with EV charging point) and a secure garage in the undercroft carpark. There are also two storage facilities.

SERVICE CHARGE

We are advised that the current service charge is circa £1033.65 payable every six months in December and June.

LEASE

We are advised that the lease is approximately 975 years although a Share Of The Freehold is included.

EPC Rating Band B

COUNCIL TAX

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

VIEWING

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

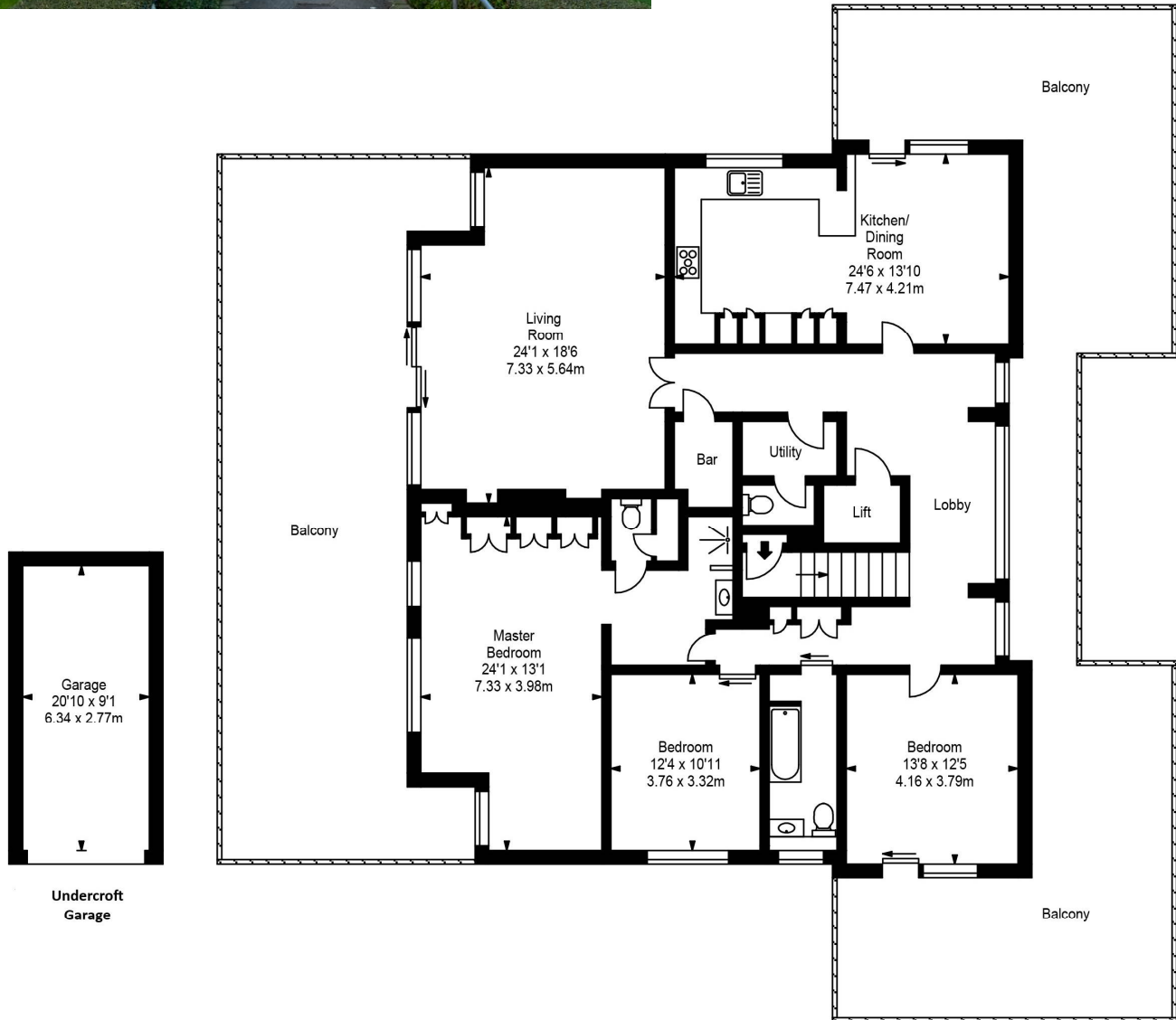
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The Penthouse 17 Beach Marine, The Riviera, Sandgate

Approximate Gross Internal Area :-
Fourth Floor :- 192.21 sq m / 2069 sq ft
Garage :- 17.65 sq m / 190 sq ft
Total :- 209.86 sq m / 2259 sq ft



Fourth Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetitk.com