



**MATCH
ESTATES**

FIND YOUR
MATCH

Channel Villas, Sandgate High Street

Guide Price £475,000

3 2 1



GUIDE PRICE £475,000 - £500,000

Moments from the sandy shores of Sandgate lies this captivating three-story haven. Steeped in history, the building began as a church in the 1800s before its transformation into "The Little Theatre" – a vibrant local venue. In 2008, it was sympathetically converted into a collection of stunning townhouses.

This particular residence seamlessly blends the charm of its heritage with contemporary comfort. Meticulously updated and presented in pristine condition, it offers a light-filled haven perfect for modern living.

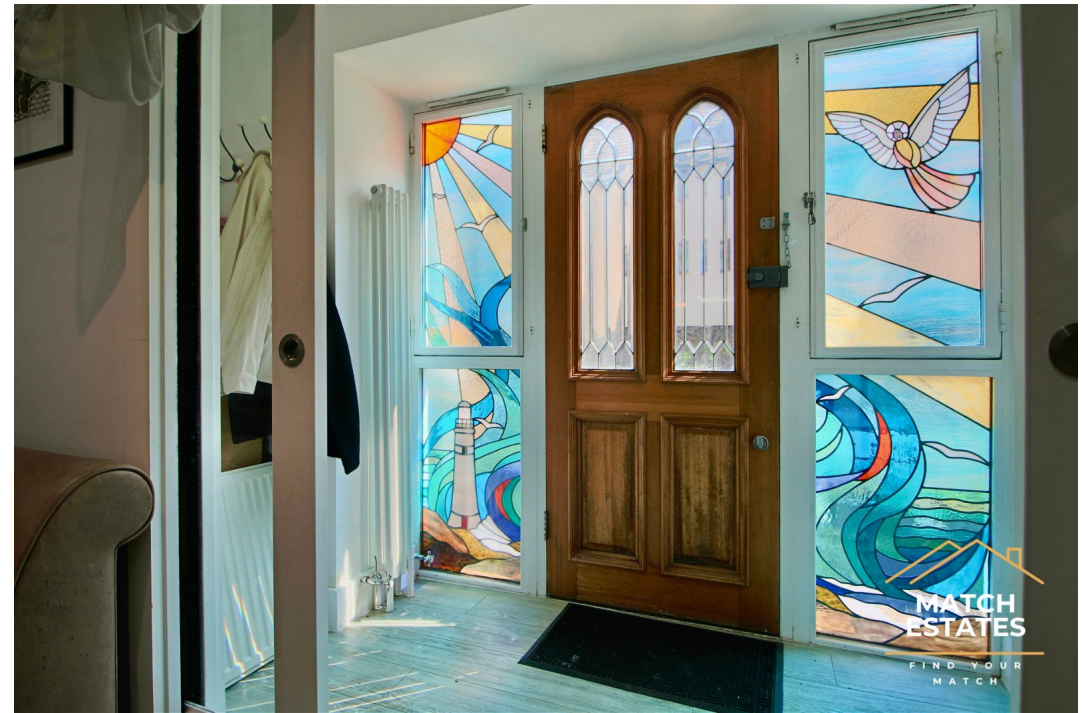
The generously proportioned living areas are spread across three floors. The open-plan ground floor creates a sense of flow, encompassing a comfortable sitting area, a dedicated dining space, and a convenient downstairs cloakroom. The rear of the property boasts a stunning kitchen/breakfast room bathed in natural light, ideal for entertaining or enjoying casual meals.

Two well-proportioned bedrooms reside on the first floor, accompanied by a beautifully appointed shower room. A delightful private roof terrace offers a peaceful space to unwind after a long day.

The top floor unveils the crown jewel of this property – the master suite. Featuring soaring vaulted ceilings, captivating gothic elements, and a luxurious ensuite bathroom, it provides a truly tranquil escape.

The property enjoys a charming, enclosed courtyard at the front, perfect for potted plants or a small bistro set. A private roof terrace extends your outdoor living space, while a gated side passageway provides convenient storage for bikes or kayaks.

Beyond the residence, excellent access to both junior and grammar schools ensures educational options for families. Additionally, convenient transport links by road and train, including the high-speed rail service to London, make this an ideal location for those seeking a well-connected lifestyle.





- GUIDE PRICE £475,000 - £500,000
- Fantastic Location
- Exposed Brickwork
- Open Planned Living
- Suntrap Rear Garden
- Period Features Throughout
- Great Transport Links
- Stained Glass Windows
- Three Bedrooms
- Lovingly Converted



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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