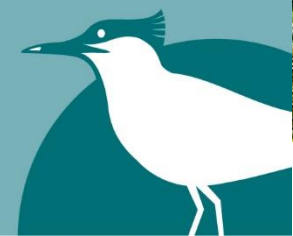




19 Temeraire Heights Sandgate Folkestone CT20 3TL  
Guide £1,395,000

[colebrooksturrock.com](http://colebrooksturrock.com)





# 19 Temeraire Heights

## Sandgate Folkestone CT20 3TL

A magnificent home within an exclusive gated development, enjoying uninterrupted sea views overlooking Hythe Bay and the English Channel

### Situation

Enjoying a peaceful, private and secure position on a hillside overlooking the English Channel, with some of the most uninterrupted sea views in the area. Temeraire Heights is enviably situated between Folkestone and Hythe just above Sandgate village with its mix of antique shops, boutiques, public houses and its fast growing cafe culture. Coastal paths can be followed along the foot of The Leas to Folkestone harbour, with the recently revitalised Harbour Arm, champagne bar, restaurants, cafes and seasonal live music. Commuting services are excellent with High Speed rail links into London St Pancras in under an hour from nearby Folkestone West station. Connections to the remainder of Kent and the Continent are nearby.

### The Property

A magnificent property within a gated development of just 24 exclusive homes, enjoying uninterrupted sea views overlooking Hythe Bay and the English Channel towards France. Making the most of the stunning location this property has been designed to optimise the incredible views out to sea, the entrance hall is bright and airy and you are welcomed instantly by the uninterrupted sea views. Through to the south facing lounge the addition of a balcony further enhances the viewing opportunities as does the open plan kitchen. From this level you also have direct access to the garage, a cloakroom/laundry room and even a home office separated by a modern glass wall. On the first floor this cleverly designed home offers a stunning master bedroom enjoying its southerly position and making the most of those incredible sea views, open the patio doors and enjoy the balcony as your private viewing deck. There is also an en-suite with shower and bath, and a landing area with under eaves storage/walk in wardrobe.

To the lower ground floor, you will find a large double storage cupboard, three further bedrooms all enjoying the glorious sea views, one with en-suite and an additional family bathroom.

### Outside

The property sits within a gated community, with a well maintained approach and off street parking leading to a double garage with electric car charger. There are well established rear gardens overlooking the sea

### Services

All mains services are understood to be connected to the property. There are 16 solar panels on the roof and 2 x 5 kw batteries in the garage.

### Local Authority

Folkestone and Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY

### Tenure

Freehold

### Current Council Tax Band: G

### EPC Rating: D

### Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

We are advised that there is an annual service charge of approximately £480 towards the maintenance of the private road.



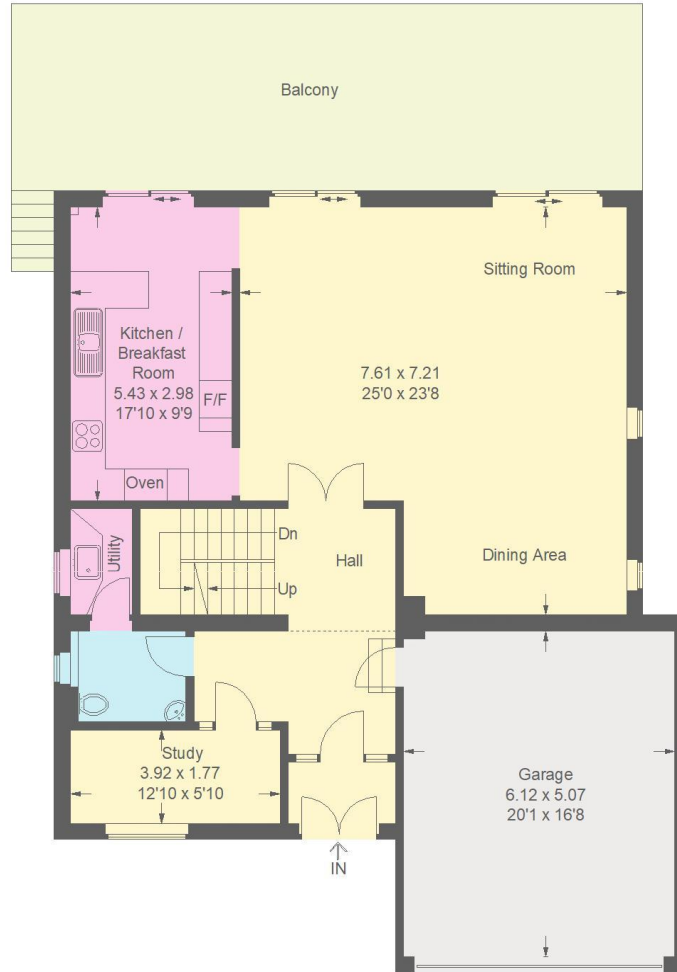
To view this property call Colebrook Sturrock on [01303 260666](tel:01303260666)

# 19 Temeraire Heights, Sandgate, Folkestone

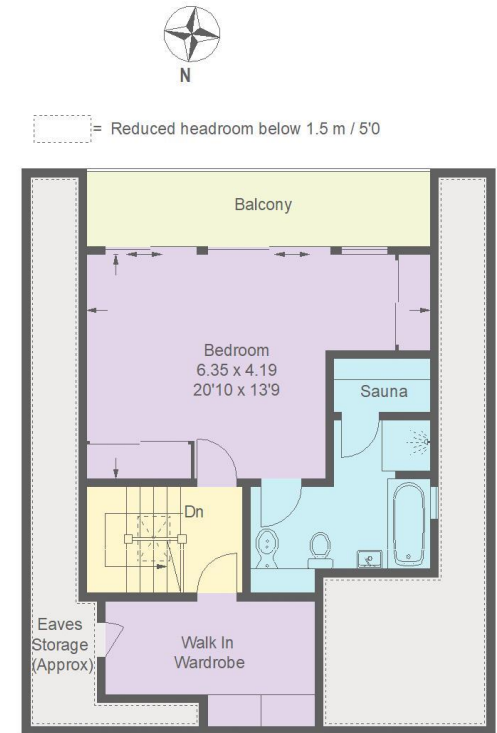


**Lower Ground Floor = 80.3 sq m / 864 sq ft**

Approximate Gross Internal Area  
(Including Garage / Excluding Eaves Storage)  
265.4 sq m / 2856 sq ft



**Ground Floor (Including Garage)  
136.8 sq m / 1472 sq ft**



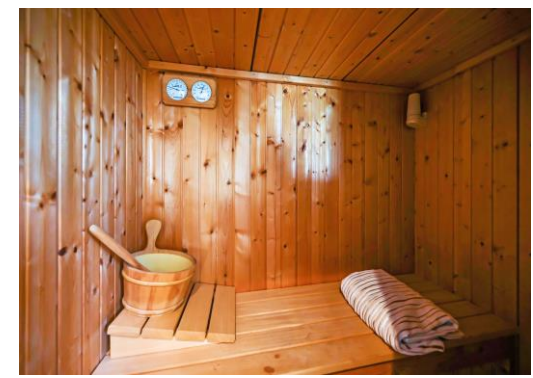
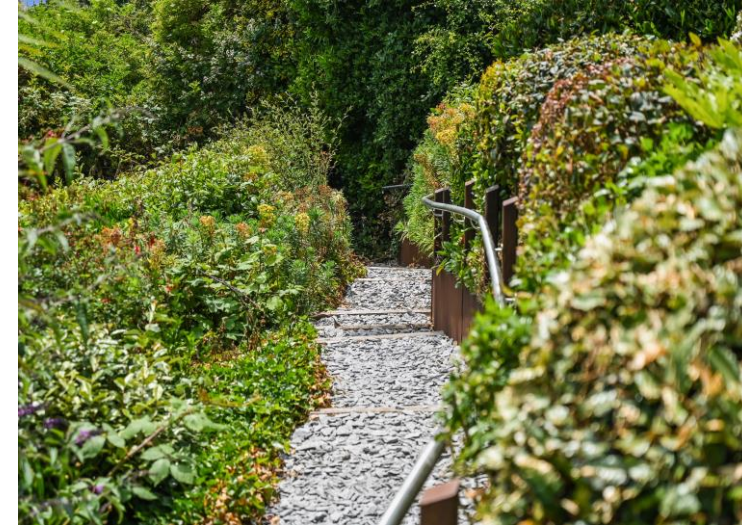
**First Floor (Excluding Eaves Storage)  
48.3 sq m / 520 sq ft**



= Reduced headroom below 1.5 m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 845634)

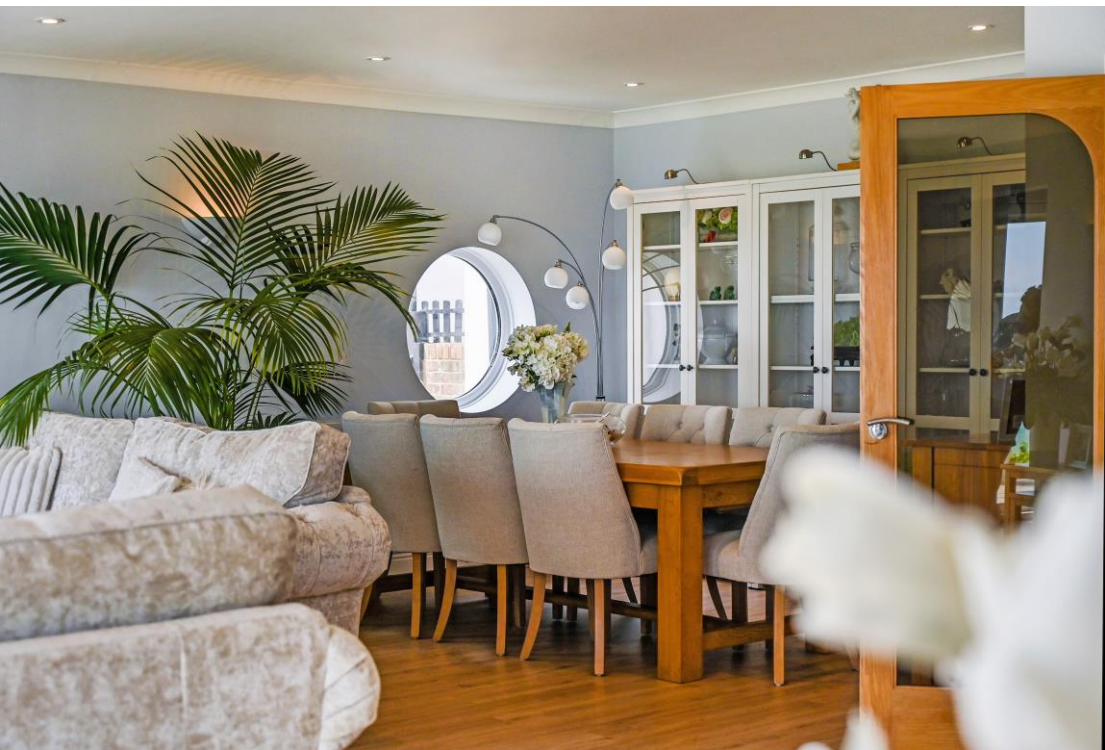
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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The Green, Saltwood, Kent, CT21 4PS

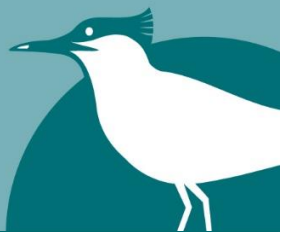
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