



10 Temeraire Heights Folkestone Kent CT20 3TL
Guide £1,250,000

colebrooksturrock.com





10 Temeraire Heights

Sandgate Folkestone CT20 3TL

A beautifully presented and updated marine style home overlooking the English Channel with wonderful sea views.

Situation

Enjoying a peaceful, private and secure position on a hillside overlooking the English Channel with some of the best 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.

Commuting services are excellent with High Speed rail links into London St Pancras on HS1 in under an hour from nearby Folkestone West station and connections to the remainder of Kent and the Continent are nearby.

The Property

This stunning property is set within an exclusive gated development of just 24 homes, boasting uninterrupted sea views over Hythe Bay and the English Channel, with vistas stretching towards France.

Recently updated by the current owner, the property now features triple glazed windows and doors, internal oak panelled doors throughout, matching built-in wardrobes in all bedrooms, and a beautiful bespoke oak and wrought iron staircase. The updates also include a high end fitted Nobilia German kitchen with Neff appliances, modernized shower rooms and bathrooms with stylish tiling, solar panels, underfloor electric heating on the first floor landing, living room, and kitchen, as well as an EV charging point in the garage.

Spanning three floors, the ground floor offers an entrance porch, entrance hall, double bedroom,

internal access to the garage, utility room, and a sleek shower room/WC.

On the first floor, a spacious, light-filled landing leads to a cloakroom/WC and an external back door. The open plan living room features a striking slate chimney wall with a modern electric fire and engineered oak flooring with underfloor heating, extending into the kitchen, dining room, and hallway. The living area opens onto a large wraparound, south facing balcony with breathtaking sea views. The adjacent kitchen, also with balcony access, is fitted with a range of stylish German Nobilia units and quartz work tops with integral Neff appliances. The dining room, open plan to the kitchen, is also accessible from the first floor landing and is fitted with banquette seating.

The second floor features three double bedrooms. The master and second bedrooms offer spectacular sea views and Juliet balconies. The master bedroom also benefits from a spacious, contemporary en-suite bathroom/shower/w.c., while a modern family shower room serves the other bedrooms. Both bathrooms feature attractive tiling and modern fixtures.

Outside

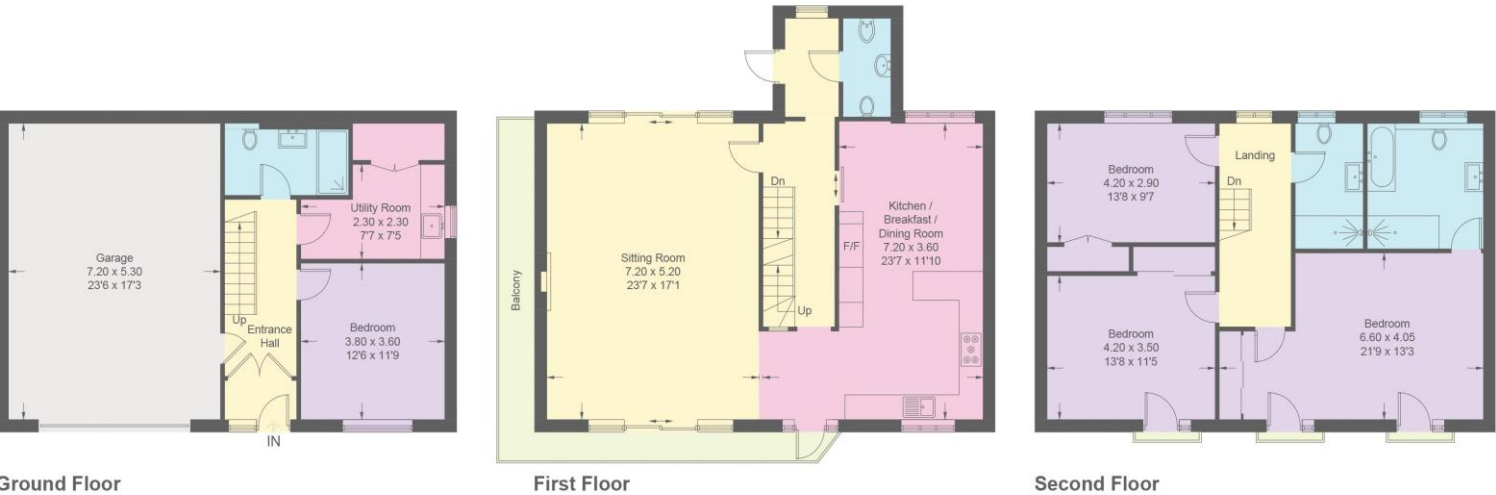
The property is approached by lawned gardens and a driveway leading to an unusually large garage with electric roller doors, EV charging point, large hot water cylinder and gas boiler.

The rear garden is pebbled and attracts the afternoon and evening sunshine.



To view this property call Colebrook Sturrock on **01303 260666**

10 Temeraire Heights, Sandgate, Folkestone



Approximate Gross Internal Area = 189.5 sq m / 2040 sq ft
(Excluding Garage)

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. (ID858670)

Services

We understand all main services are connected.

We are advised that there is an annual charge of £650 currently towards the road and grounds maintenance.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: G

EPC Rating: B

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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