



1 Upper Corniche Sandgate Folkestone Kent CT20 3TB  
Guide £1,150,000

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# 1 Upper Corniche

## Sandgate Folkestone Kent CT20 3TB

A unique and stunning coastal home with an unparalleled combination of luxury and practicality. Chain free.

### Situation

Enjoying a peaceful position on a hillside overlooking the English Channel with some of the best sea views in the area. Upper Corniche 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

Located on a hillside with views over Sandgate and the English Channel, this beautiful home blends elegance, comfort, and state of the art upgrades.

The current owners have enhanced the property with premium improvements. A wraparound balcony offers sea views, while the driveway provides ample parking for multiple vehicles.

The property benefits from modern, energy efficient upgrades, including a new Glow Worm gas boiler with radiators, a pressurised hot water system, 22 solar panels with battery storage, and two air source heat pumps/air conditioning units.

The entrance hall, with porcelain tiles, includes understair storage and garage access. A utility room with sleek white gloss cabinets, worktops, and space for a washing machine and tumble dryer. This level also has two double bedrooms, one opening onto a covered terrace, and a luxurious shower room with an Aqualisa Quartz shower, vanity washbasin, WC, display shelf, mirror, and premium porcelain tiling. A built-in airing cupboard with a radiator provides extra storage.

A half landing with a feature window leads to the first floor's bright living spaces. The south facing living room, with air conditioning, opens onto the impressive wrap around balcony. The open plan dining room and kitchen, also air conditioned with Amtico flooring also opens on to the balcony.

The German Hacker kitchen combines style and functionality, featuring pale blue cabinets, white Silestone worktops, and top of the line appliances, including a Quooker boiling water tap, Miele ovens, a Miele induction hob, Neff freezer, Neff dishwasher, Siemens tall larder fridge, and dual-zone wine cooler.

An internal hallway leads to a cloakroom/WC and loft access via a retractable ladder, revealing a boarded loft with lighting.

The master bedroom boasts sea views, fitted wardrobes, and an en-suite with porcelain tiling, an Aqualisa Quartz shower, vanity washbasin, and Geberit Aquaclean Sela WC. A second bedroom features a double height window overlooking the rear garden and a cupboard housing the gas boiler and pressurised hot water cylinder.

This exceptional property offers a perfect blend of luxury, practicality, and stunning views.

### Services

We understand all main services including solar panels are installed.

### Local Authority

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

### Tenure

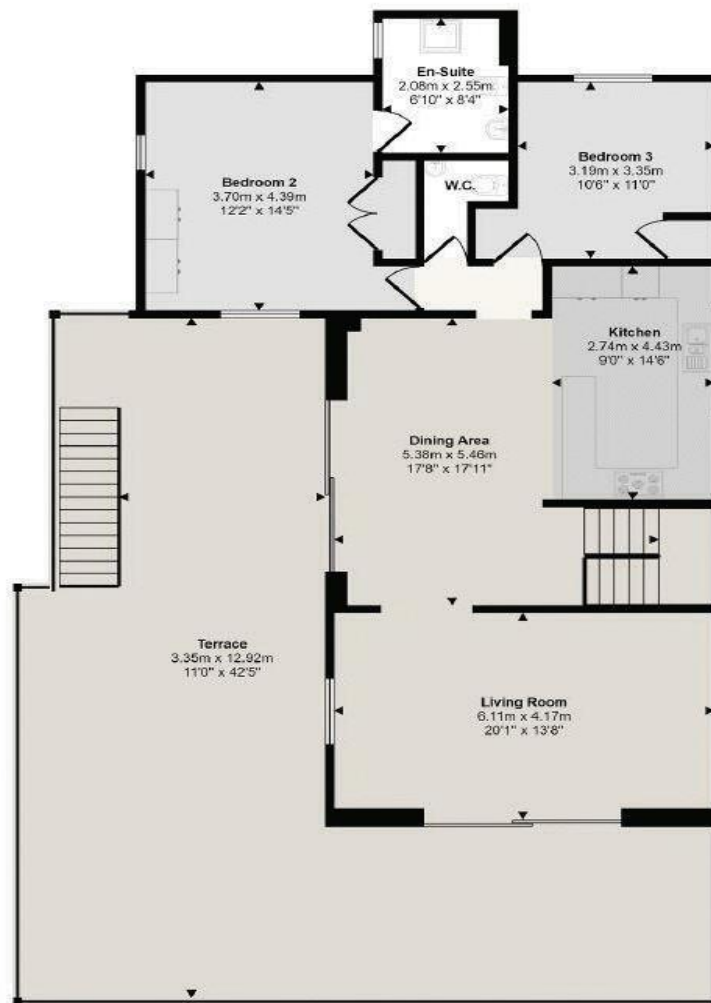
Freehold





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Approx Gross Internal Area  
172 sq m / 1856 sq ft



## Outside

A wide driveway leads to a covered entrance spanning the width of the house, providing sheltered access to the front terrace and ample covered parking in front of the garage.

Secure pedestrian gates on each side offer access to different areas: one leads to stairs ascending to the wraparound balcony and rear, while the other accesses a small area with the exterior air source heat pumps.

The landscaped front garden features a Mediterranean inspired design with decorative blue slate and low maintenance plants, offering a stylish yet easy to manage space.

The single garage includes electric roller doors and an EV charging point,

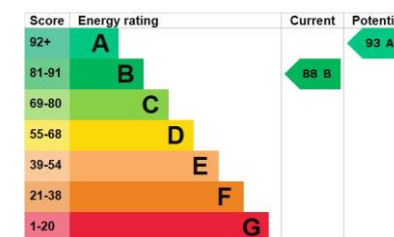
The south facing wraparound balcony, with stunning sea views and generous seating areas, is perfect for alfresco dining and relaxation. Additional features include external power points, lighting, and outside water taps.

The outside balcony areas offer a high level of privacy whilst providing panoramic views.

**Current Council Tax Band: G**

## 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.



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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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