



Seawitches 14 Temeraire Heights Sandgate Folkestone CT20 3TL  
Guide £1,425,000

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# Seawitches

## 14 Temeraire Heights Sandgate CT20 3TL

A stunning and spacious detached marine residence, recently modernised to the highest standards, offering a luxurious coastal lifestyle with breathtaking panoramic views of the Channel. Chain Free.

### Situation

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. 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

The current owners have lovingly modernised and enhanced this stunning marine home, creating a luxurious and contemporary living space. The property boasts a large, south facing wrap around balcony with breathtaking sea views and excellent privacy. Significant upgrades include luxury bathrooms, all of which are en-suite, a stylish contemporary kitchen/breakfast room, some double glazed windows and doors, a pressurised gas central heating system, electric solar panels, elegant engineered oak flooring throughout, and a new striking glass wraparound balcony.

Upon entering the property, a welcoming entrance porch leads into a spacious hallway providing access to the ground floor accommodation. This includes a cloakroom/W.C., a double wardrobe cupboard for coats etc, and an open plan bright and airy dining room with a step down into a beautiful living room with wonderful views. The living area features UPVC sliding doors that open onto the magnificent glass balcony, seamlessly blending indoor and outdoor spaces. Adjacent to the living room a convenient inner hall leads to a ground floor

bedroom ideal for those requiring an accessible bedroom, complete with wall to wall fitted wardrobes and direct access to the wraparound balcony. This bedroom benefits from a luxurious en-suite bathroom featuring a contemporary white suite and attractive tiled surrounds. A cosy, south facing TV room or home office on this level also opens out onto the balcony, providing a relaxing space with stunning views. A well appointed laundry room offers ample worktop space, a sink, wall mounted storage units, and plumbing for a washing machine and tumble dryer. The kitchen/breakfast room is a true showpiece, spacious and stylishly designed with contemporary royal blue and grey gloss cabinets, quartz worktops, and high end integrated appliances. These include a Neff oven and microwave, a Bosch dishwasher, and a Neff induction hob with an extractor hood. The breakfast area, flooded with natural light from six windows, provides breathtaking sea views and direct access to the wrap around balcony.

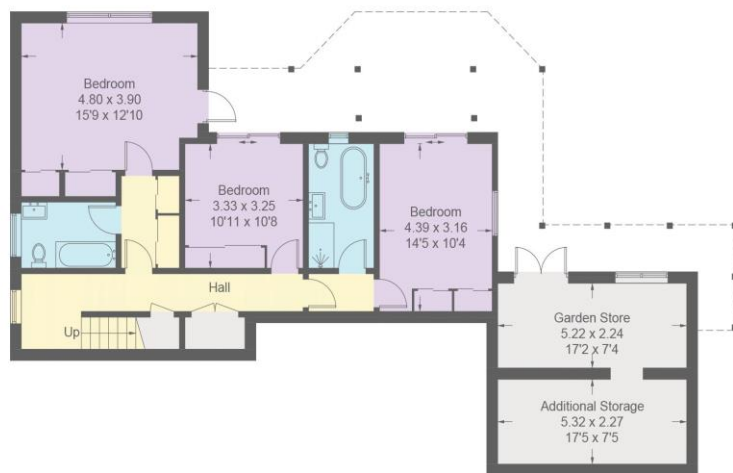
Descending from the hallway, the lower ground floor comprises three further bedrooms, all with fitted wardrobes and access to a paved garden sun terrace. The master bedroom boasts a beautifully designed en-suite bathroom with modern fixtures and elegant tiling. A second luxurious en-suite bathroom on this level services bedrooms two and three having a separate door leading also from the hallway. Additional features include understair storage and a large separate storage room accessible from the hallway. This exceptional home effortlessly combines modern luxury with stunning coastal views, making it a truly unique and desirable residence. Additionally, there are two rooms integral to the house which are at present accessed from the garden with existing heating and water connections, offering potential for further development, enlargement and integration into the main house subject to the necessary building regulations and planning permissions.





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

# 14 Temeraire Heights, Sandgate, Folkestone



Approximate Gross Internal Area = 242.4 sq m / 2609 sq ft  
 Outbuilding = 25.2 sq m / 271 sq ft  
 Total = 267.6 sq m / 2880 sq ft  
 (Including 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. (ID1183851)  
[www.bardenvisuals.co.uk](http://www.bardenvisuals.co.uk)



## Outside

The front garden includes parking for two vehicles with a covered entrance and an integral double garage with electric roller doors. The garage also houses a gas central heating boiler and a large hot water cylinder with a personal door into the entrance hall. The rear garden, approximately 0.39 acres, has the largest garden in the development, boasts stunning sea views and offers a high degree of privacy. It is primarily laid to lawn with mature shrubs and features side pedestrian access to the front of the property. There are steps leading down from a beautiful wrap around glass balcony into the garden.

## Services

We understand all main services and electric solar panels are installed.

## 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 : C

## 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             |         |           |
| 69-80 | C             | 74 C    | 79 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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