



Sedona 18 Temeraire Heights Sandgate Kent CT20 3TL
Guide £1,100,000

colebrooksturrock.com

incorporating
Browns





18 Temeraire Heights

Sandgate Kent CT20 3TL

A marine home with magnificent sea views in a private and secure position.

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 marine style home with panoramic views overlooking Hythe Bay and the English Channel towards France.

The property is designed specifically for its location and magnificent views, and although very well presented offers the new owner an opportunity to update and improve if required.

There is a spacious entrance hall with steps down to an open style sitting room and dining area, with doors opening out onto a south facing balcony with views directly out to sea. The well designed kitchen and breakfast area with integral appliances also opens out to the south facing balcony.

There is a cloakroom on this level.

Rising to the first floor there is a guest or master suite with en-suite facilities and its own private balcony, with views from Calais to Sussex.

On the lower floor there are three bedrooms all with access to the rear garden, one with en-suite facilities and there is a further bathroom.

Outside

The property is approached by lawned gardens with off road parking leading to double garaging.

There are well established rear gardens overlooking the sea.

Services

We understand all main services are available.

Local Authority

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

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.



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

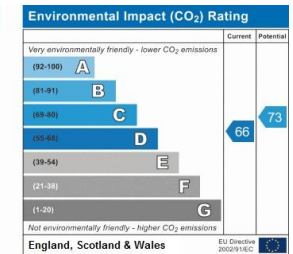
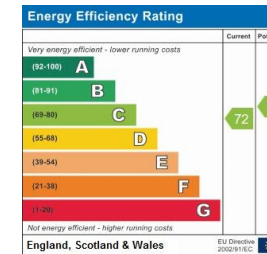
Temeraire Heights, Hythe, CT20 3TL

Approximate Gross Internal Area
 Lower Ground Floor = 80.7 sq m / 869 sq ft
 Ground Floor(Including Garage) = 134.9 sq m / 1452 sq ft
 First Floor = 31.5 sq m / 339 sq ft
 Total = 247.1sq m / 2660 sq ft



= Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (ID600966)



The Green, Saltwood, Hythe, Kent, CT21 4PS
 t: 01303 260666
 saltwood@colebrooksturrock.com



incorporating
Browns
 colebrooksturrock.com



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.

C2048 Printed by Ravensworth 01670 713330

Also in: Elham • Hawkinge • Bridge • Sandwich • St. Margarets At Cliffe • Walmer • Ash