



49 High Street, Hythe, Kent CT21 5AD



44 LOWER CORNICHE, HYTHE

Guide Price £940,000 Freehold

Rarely available and occupying one of the area's most exclusive waterfront positions, this exceptional coastal home offers an enviable lifestyle defined by space, light and uninterrupted sea views. Beautifully presented accommodation, designed for modern living & arranged to maximise the stunning sea views. EPC D



44 Lower Corniche, Hythe CT21 5TP

Entrance Hall, Sitting Room, Study, Kitchen, Breakfast Area, Conservatory, Utility Room, Cloakroom, Four Bedrooms (one En-Suite shower Room), Bathroom. Double Garage, Parking, Sea Facing Garden

DESCRIPTION

Perched above Sandgate Esplanade, with sweeping south-facing views across the sea, around the bay to Dungeness and even the coast of France on a clear day, this exceptional home offers a lifestyle that feels effortlessly coastal, calm and connected to its surroundings. Designed to embrace light, space and the outdoors, it is a place where everyday living feels a little more special.

From the moment you step inside, the atmosphere is bright, welcoming and wonderfully relaxed. The dual-aspect sitting room opens directly onto the garden through bi-fold doors, while the beautifully appointed kitchen and open-plan dining/living space create the true heart of the home – ideal for slow breakfasts, long lunches with friends and easy indoor-outdoor living throughout the warmer months.

Whether working from home in the study, entertaining on the terrace or simply unwinding with the sound of the sea in the background, the layout has been thoughtfully designed to suit modern family life. Upstairs, four generous double bedrooms continue the sense of comfort and light. The principal suite enjoys its own south-facing balcony and sea views – the perfect setting for a morning coffee at sunrise or a glass of wine as the sun goes down. A family bathroom, en-suite with shower and loft space with future potential add further flexibility for growing families or visiting guests.

Outside, the south-facing garden provides an idyllic backdrop for alfresco dining, summer gatherings or peaceful afternoons overlooking the coastline. A spacious double garage, ample parking and additional loft storage complete the practicality of this impressive home. This is a rare opportunity to move straight into a beautifully curated coastal lifestyle.

SITUATION

The Lower Corniche is a small and exclusive development, situated on the hillside above Sandgate and overlooking the English Channel, approximately 2½ miles from both the ancient Cinque Ports Town of Hythe and the larger town of Folkestone, recently voted as the best place to live in the South East. There are excellent educational facilities in the vicinity from primary schools to grammars, secondary schools, academies and colleges. The vibrant village of Sandgate where you can fill your day with paddleboarding, kayaking, kite surfing, jet foiling, canoeing or even a spot of fishing, enjoys an eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants and long stretch of shingle beach with sailing club a short walk away. The coastal path can be followed along the foot of The Leas all the way to Folkestone harbour and the revitalised Harbour Arm with champagne bar, restaurants, cafes and live music. The quaint, unspoilt Cinque Ports Town of Hythe, approximately 2½ miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), various independent shops and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

The area is fortunate in having particularly good communications as there are main line railway stations within easy reach and an access point for the M20 motorway (Junction 12) only 2 miles away, making it possible to reach Central London within about 1½ hours by both road and in less than an hour by rail. The High Speed Rail Link offers a journey time to the City of just under an hour and is available from Folkestone West & Central and also Ashford Stations. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is just over two miles away. The ferry port of Dover is approximately 12 miles away. (All distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite door with opaque glazed panels, tiled floor, staircase to 1st floor, coved ceiling, deep built-in cloaks cupboard, radiator, doors to:-

SITTING ROOM

Contemporary log effect gas fire, coved ceiling, recessed lighting, double glazed windows to front fitted with folding plantation style shutters, double glazed bifold doors, with integrated blinds, opening to and uniting the space with the garden and far-reaching views of the sea, radiators.

STUDY

Coved ceiling, suspended bay with double glazed windows fitted with folding plantation style shutters to front, radiator.

BREAKFAST AREA

Open plan to, with folding plantation shutters and enjoying spectacular views through the conservatory and of the sea, the perfect position to enjoy the views with a coffee or glass of wine.

KITCHEN

Fitted with a comprehensive range of base cupboards and drawer units incorporating integrated dishwasher, square edged timber effect worktops inset with 1 and a 1/2 bowl stainless steel sink and drainer with mono tap and four burner gas hob with glass splashback and stainless steel extractor hood, coordinating wall cupboards, further bank of units incorporating integrated fridge and freezer and integrated double oven/grill, tiled floor, recessed lighting, square opening with folding plantation shutters looking through the conservatory through which spectacular views of the sea can be enjoyed, radiator, door to:-

UTILITY ROOM

Space and plumbing for washing machine with cupboards to either side, square edged worktop inset with stainless steel sink and drainer unit with mixer tap, coloured glass upstands, coordinating wall cupboards one of which houses the Worcester wall mounted gas fired boiler, timber effect composite and

obscured double glazed door to side, tiled floor, radiator.

CONSERVATORY

Of UPVC and double glazed construction above a brick built base beneath a pitched double glazed roof, tiled floor, wall light points, two sets of casement doors to garden, reverse cycle radiator/air conditioner, door to:-

INTEGRAL DOUBLE GARAGE

Pair of up and over doors to front, power and light, drop down ladder giving access to fully boarded loft space.

CLOAKROOM

Low-level WC, wash basin with vanity unit below, tiled floor, extractor fan, radiator.

FIRST FLOOR LANDING

Access to heated linen cupboard housing Megaflow hot water cylinder, radiator, coved ceiling, access to loft space, doors to:-

BEDROOM ONE

Built-in double wardrobe cupboards, double glazed casement doors opening to decked **balcony** which is enclosed by glass balustrade and from where glorious views of the sea can be enjoyed, double glazed windows to the side, radiator, door to:-

EN-SUITE SHOWER ROOM

Tiled shower enclosure fitted with thermostatically controlled shower, low-level WC, wash basin with vanity unit below, shaver point, obscured double glazed window to side, heated ladder rack towel rail.

BEDROOM TWO

Coved ceiling, built-in cupboard, double glazed window to rear commanding far-reaching views of the sea, radiator.

BEDROOM THREE

Built-in double wardrobe cupboard, coved ceiling, double glazed window to front with folding plantation shutters, radiator.

BEDROOM FOUR

Built-in double wardrobe cupboard, coved ceiling, double glazed window with folding plantation shutters, radiator.



BATHROOM

Panelled bath fitted with mixer tap and separate thermostatically controlled shower and glazed shower screen, low-level WC, pedestal wash basin, extractor fan, double glazed window to rear with views of the sea, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the house is laid mainly to lawn with a pathway to the front door. There is a double width driveway before the attached double garage. Side access can be gained to the:

REAR GARDEN

The garden to the rear of the house has been designed for relative ease of maintenance with an expansive decked terrace, the ideal vantage point from which to breathe in the mesmerising views of the sea, encompassing a central area of lawn. Timber framed shed.

EPC Rating Band D

COUNCIL TAX

Band F approx. £3659.90 (2026/27)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



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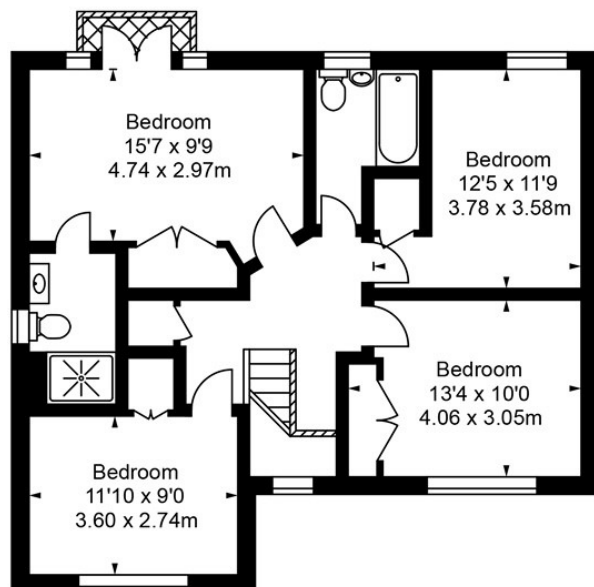
Lower Corniche, Hythe, CT21

Approximate Gross Internal Area :-

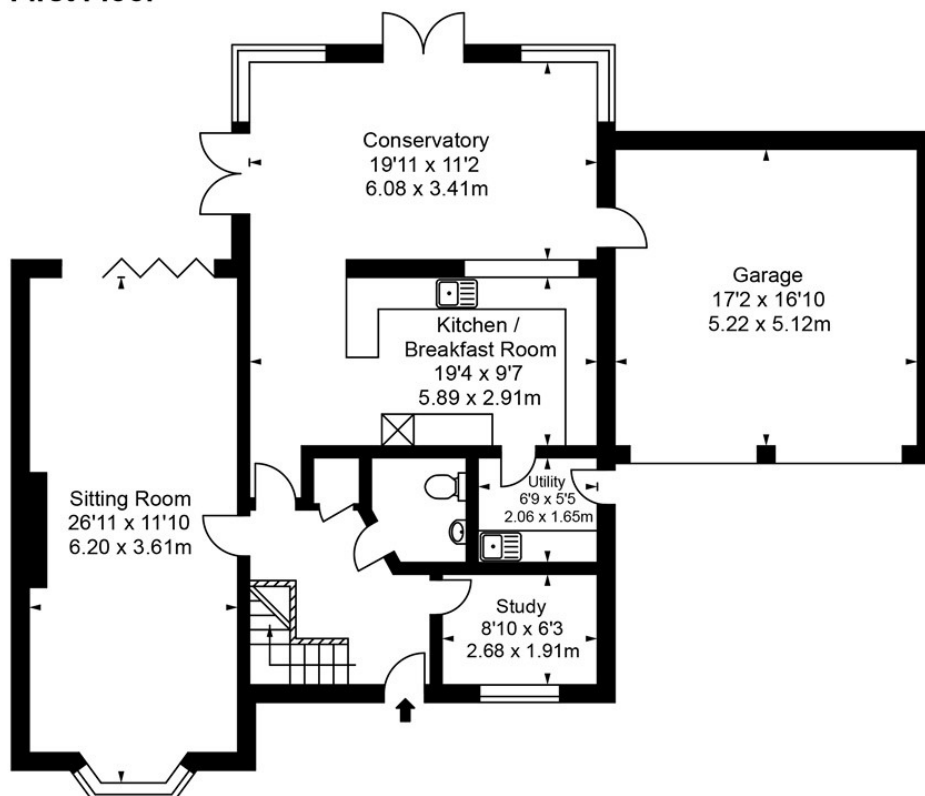
Ground Floor :- 121.50 sq m / 1308 sq ft

First Floor :- 71.00 sq m / 764 sq ft

Total :- 192.50 sq m / 2072 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com