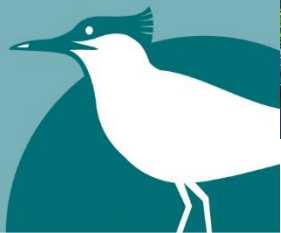




11 Temeraire Heights Sandgate Folkestone Kent CT20 3TL
Guide £999,000

colebrooksturrock.com





11 Temeraire Heights

Sandgate Folkestone CT20 3TL

A spacious detached coastal residence with stunning panoramic Channel views, offering excellent potential to create your ideal seaside home, available chain free.

Situation

Set within the exclusive gated community of Temeraire Heights, this exceptional home enjoys spectacular panoramic views across Hythe Bay and the English Channel to France, while offering outstanding privacy, security, and an elevated coastal setting. Perfectly positioned between the seaside towns of Folkestone and Hythe, and just above the charming village of Sandgate, residents can enjoy a vibrant lifestyle with independent shops, cafés, pubs, and coastal walks close by.

Folkestone is particularly renowned for its thriving creative quarter, rejuvenated harbour area, excellent schools, and high-speed HS1 rail connections, providing access to London St Pancras in under an hour, while also offering convenient links across Kent and to continental Europe.

The Property

This impressive detached residence is elegantly arranged over three floors, offering generous accommodation complemented by spectacular coastal views. The ground floor comprises a double garage with internal access, a practical utility room, a versatile study or guest bedroom, and a cloakroom featuring a built-in sauna.

Occupying the principal living level, the first floor provides a magnificent sitting room with doors opening onto a wraparound balcony, perfectly positioned to enjoy the breath taking sea views, while additional patio doors lead directly to the rear garden. A formal dining room offers an ideal space for entertaining, and the well-appointed

kitchen/breakfast room enjoys the same outstanding coastal outlook. A contemporary shower room completes this floor.

The second floor hosts three well-proportioned bedrooms, including an excellent principal suite with ensuite bathroom, together with a modern family bathroom. Thoughtfully designed to maximise natural light and take full advantage of the exceptional seascape, this outstanding home presents a rare opportunity to enjoy an enviable coastal lifestyle in a truly remarkable setting.

Outside

Tucked away on a private road with little passing traffic, this home enjoys a peaceful and secluded setting, offering the perfect balance of privacy and tranquillity. A generous driveway provides ample off-road parking, complemented by a double garage for secure storage and convenience.

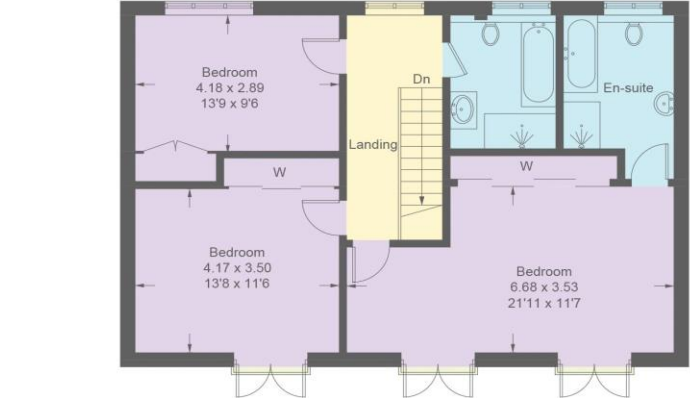
Thoughtfully equipped with solar panels and battery storage, the property benefits from an energy-efficient and environmentally conscious power solution, helping to reduce running costs while maximising sustainability.

Outside, the attractive paved garden, accessible both from within the home and via steps linking the ground and first floors, is perfectly positioned to enjoy the afternoon sunshine. Combining an elevated position, breath taking views, modern energy features, and a highly sought-after location whilst sold with no onward chain.



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

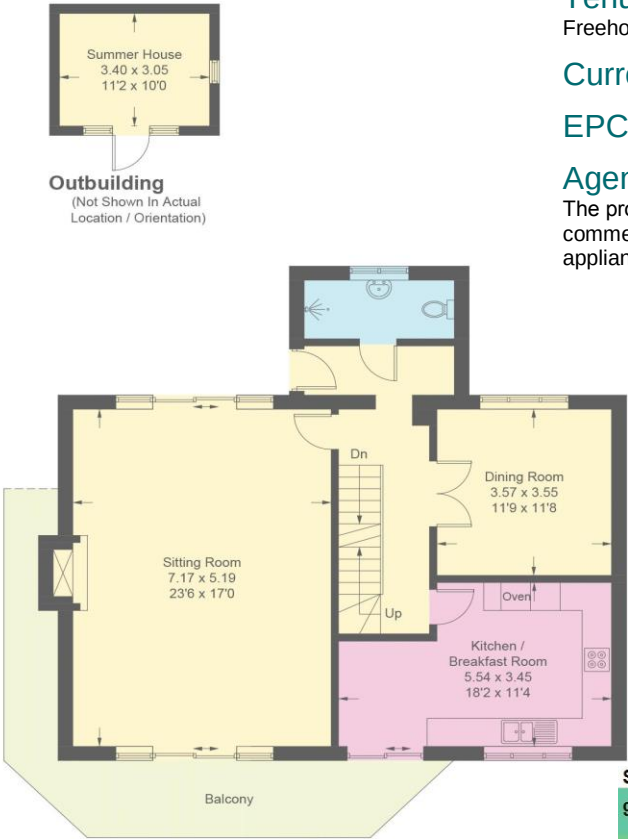
11 Temeraire Heights, Sandgate, Folkestone



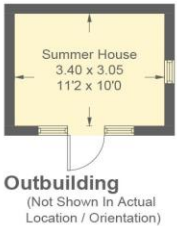
Second Floor - 79.5 sq m / 856 sq ft



Ground Floor - 79.4 sq m / 855 sq ft



First Floor - 88.5 sq m / 953 sq ft



Approximate Gross Internal Area = 247.4 sq m / 2664 sq ft (Including Garage)
Outbuildings = 9.0 sq m / 97 sq ft
Total = 256.4 sq m / 2761 sq ft

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. (ID1306146)
www.bardenvisuals.co.uk

Services

All mains' services are understood to be connected to the property.

Local Authority

Folkestone and Hythe District Council, 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	81 B	81 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.

Also in:

Walmer

•

Sandwich

•

Hawkinge