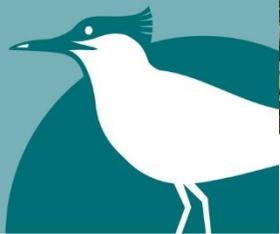




Shearwater Helena Corniche Sandgate Folkestone CT20 3TD
£995,000

colebrooksturrock.com





Shearwater

Helena Corniche Sandgate Folkestone

Stunning marine home with stylish and contemporary living space.

Situation

Situated on a quiet spur off Hospital Hill, which rises from the coast toward the higher ground, this property enjoys a peaceful, private hillside position with stunning views across the channel. Helena Corniche lies between Folkestone and Hythe, just above the village of Sandgate, known for its mix of antique shops, boutiques, traditional pubs, and a flourishing cafe culture.

Commuting is convenient, with high-speed rail services from nearby Folkestone West Station to London St Pancras, along with excellent connections across Kent and to the continent. This location combines tranquility, exceptional scenery, and superb accessibility, offering the perfect blend of coastal charm and practical convenience.

The Property

The current owners have thoughtfully transformed this stunning marine home into a stylish and contemporary living space, blending comfort with modern design.

Deceptive from the outside, the property features an arched porch leading to an inverted layout, with living areas on the upper level to maximise the panoramic views. A striking glass wraparound balcony at the rear offers an exceptional vantage point over the surroundings. Significant enhancements include a contemporary kitchen/breakfast room with integrated appliances and elegant worktops, a dining area, luxury bathrooms, and upgraded double-glazed windows and doors.

The welcoming entrance hallway connects both levels, with a full-depth sitting room enjoying a dual aspect and a feature fireplace, flowing seamlessly

via double doors into the kitchen and onto the balcony. A useful cloakroom further compliments this level.

The lower floor houses a spacious, extended principal bedroom with added wardrobe facilities, ensuite wet room and garden access, along with two further double bedrooms, a versatile fifth bedroom with independent front access, a modern family bathroom, and a study/bedroom four.

Additional features include an integral garage with utility space and a garden storage room. This home perfectly combines elegance, practicality, and stunning marine views.

Outside

To the front, the property offers off-road parking for two vehicles and access to a double garage, complete with an electric roller door and housing the gas central heating boiler. A sloping, landscaped garden leads to a resin pathway, wrapping around the front and side to a covered decked terrace.

The rear garden is principally laid to lawn, beautifully maintained with a mix of mature shrubs, bushes, and seasonal planting, providing a degree of privacy. An archway and fencing lead to a small, sloping rear area, also meticulously cared for. Adding a striking contemporary touch, a glass-enclosed balcony on the upper level overlooks the garden, offering far-reaching views across the channel.

This outdoor space combines elegance, functionality, and scenic appeal while enjoying the coastal panorama.



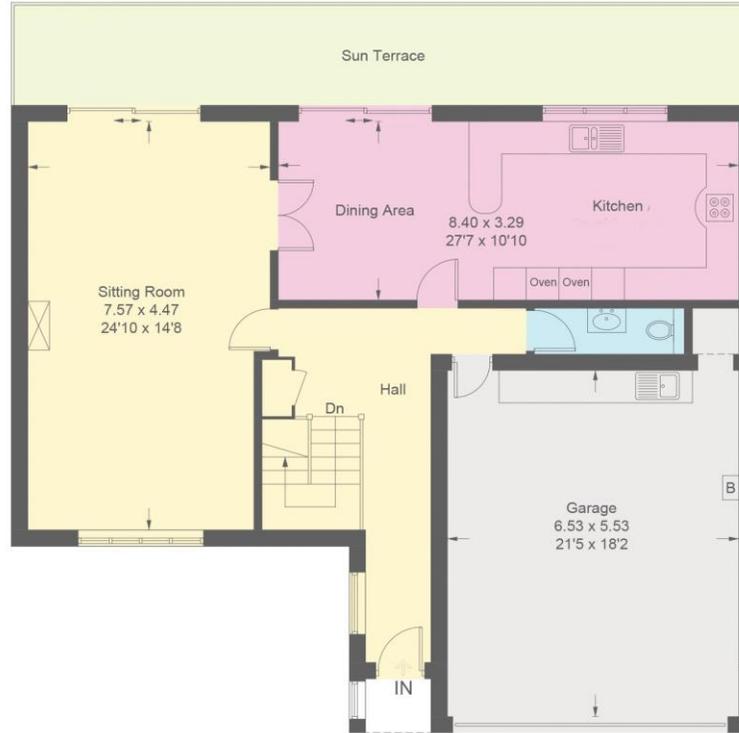


To view this property call Colebrook Sturrock on **01303 260666**

Shearwater, Helena Corniche, Sandgate, Folkestone



Lower Ground Floor - 132.0 sq m / 1421 sq ft



Ground Floor - 121.5 sq m / 1308 sq ft

Approximate Gross Internal Area = 253.5 sq m / 2729 sq ft
(Including Garage / Store)

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. (ID1280691)
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: D

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		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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



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





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



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.

Also in: Walmer • Sandwich • Hawkinge