



49 High Street, Hythe, Kent CT21 5AD



153 SANDGATE HIGH STREET, SANDGATE

£450,000 Freehold
NO ONWARD CHAIN

In a prime beachfront position within sought after Sandgate, a rare opportunity to acquire an historic former Coastguard's Cottage commanding direct sea views. The property would now requires updating and improvement but with comfortable, offers the potential to create a stunning home. EPC D



**153 Sandgate High Street,
Sandgate CT20 3DA**

**Entrance Hall, Sitting Room open plan to Dining Room,
Kitchen, Sun Room,
Two Bedrooms, Shower Room, Attic Room,
Small Front Garden, Rear Courtyard Garden**

DESCRIPTION

This pretty former Coastguard's Cottage forms part of a terrace of similarly attractive properties in a prime position backing directly onto Sandgate's long stretch of shingle beach and with direct views of the sea from each of the principal rooms.

The property has been in the hands of the same owner for many years and it is fair to say that it would now benefit from a programme of general updating and improvement. However, with light and spacious accommodation it offers the potential to create a very comfortable home in an enviable situation and is considered well worthy of the expenditure required.

The accommodation comprises an entrance hall leading to the generous sitting room with views of the sea and an archway leading to the dining room. The galley kitchen also enjoys sea views and leads to a sun room. The first floor comprises two bedrooms, one with sea views, the other with a steep staircase accessing the useful attic room. There is also a shower room. A particularly appealing aspect of the property is the paved rear courtyard garden from where direct views of the sea can be enjoyed, around the full sweep of Hythe Bay to Dungeness and to the coast of France on a clear day.

SITUATION

The property is situated towards the end of Sandgate High Street within moments of the charming and sought-after village centre with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants. The long stretches of shingle beach and sailing club can be found by hopping over the sea wall at the end of the garden or by meandering down one of the pretty alleyways from the high street and, the coastal path, also accessible from the garden, can be followed along the foot of The Leas all the way to Folkestone harbour with the recently revitalised Harbour Arm with champagne bar, restaurants, cafes and live music.

The Cinque Ports Town of Hythe with its wider range of amenities, including a Waitrose, is approximately 3 miles away to the west and the larger town of Folkestone is about a mile to the east. There is a variety of sporting facilities available along the coast, including rowing and sailing clubs, cricket club and a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre. The High Speed Rail Link service to London, with a journey time to St Pancras of around 53 minutes, is available at Folkestone West Station (1 mile) and Ashford International (16 miles). The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant.



The accommodation comprises:

ENTRANCE HALL

Entered via a timber panelled and glazed door, staircase to first floor with polished brass handrail, access to understairs storage cupboard, radiator, door to:

SITTING ROOM

Walls tongue and groove panelled to half height, pair of double glazed windows to rear enjoying views of the sea, radiator, electric heater, doorway to kitchen, archway to:

DINING ROOM

Walls tongue and groove panelled to half height, secondary glazed sash window to front, radiator.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating integrated electric oven and space and plumbing for washing machine, roll top work surfaces inset with stainless steel sink and drainer with mixer tap and four burner gas hob, coordinating wall cupboards, double glazed window to side double glazed window to rear enjoying views of the sea, radiator, open plan to:

SUNROOM

Double glazed windows to three sides, double glazed casement door opening to the patio garden to the rear from where views of the sea can be enjoyed.

FIRST FLOOR LANDING

Doors to:

BEDROOM

Range of fitted wardrobe cupboards with mirrored doors, pair of double glazed windows to front, radiator, door giving access to staircase to attic room.

BEDROOM

Built-in wardrobe cupboard, double glazed window to rear enjoying views of the sea, radiator.

SHOWER ROOM

Tiled shower enclosure with Triton shower, low level WC, pedestal washbasin with tiled splashback, double glazed window to rear enjoying views of the sea, radiator.

ATTIC ROOM

Boarded with two rooflights to the rear.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low wall and is entered via a timber gate serving 153 and the neighbouring property. There are various shrubs and a pathway to the front door.

REAR GARDEN

The garden to the rear of the property is paved for ease of maintenance and enjoys a panoramic aspect of the beach and of the sea. The perfect environment in which to relax and dine alfresco and from where to enjoy the enviable views.

EPC Rating Band D

COUNCIL TAX

Band B approx. £1,970.33 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.





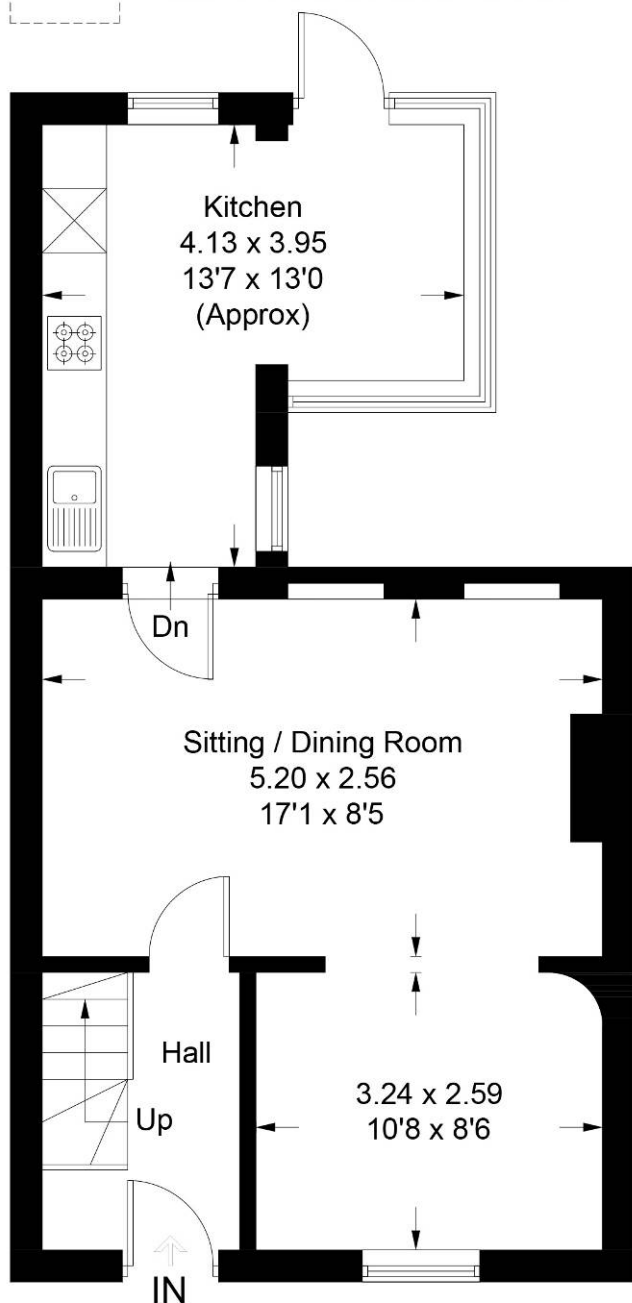


Sandgate High Street, Sandgate, CT20

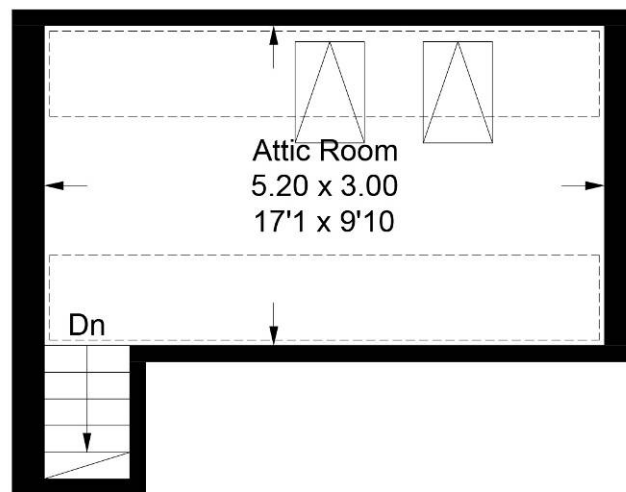
Approximate Gross Internal Area = 94.6 sq m / 1018 sq ft



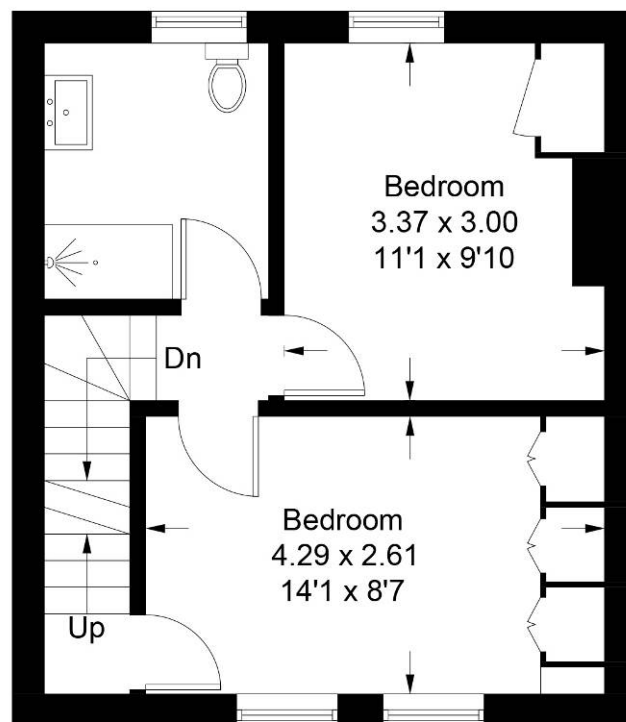
 = Reduced headroom below 1.5m / 5'0



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1324746)