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LAWRENCE & Co
- of Hythe -

Estate
Agents

49 High Street, Hythe, Kent CT21 5AD



33 SANDGATE HILL SANDGATE

£375,000 Freehold

This handsome period house offers generously proportioned accommodation of elegant proportions with high ceilings and a wealth of original features. Whilst requiring some general updating and improvement, with two reception rooms, kitchen/breakfast room and three double bedrooms, it has the potential to provide an exceptionally comfortable home. It also enjoys a secluded garden, parking.



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Sandgate Hill Sandgate, Folkestone CT20 3AX

**Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room,
Cloakroom, Utility Room
Three Double Bedrooms, Shower Room
Off Street Parking, Garden**

SITUATION

Sandgate Hill is a popular position forming part of the A259 that runs along the coast between Folkestone, Sandgate and Hythe. The property sits above the road and is a pleasant stroll from 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 meandering down one of the pretty alleyways from the high street and the coastal path can be followed along the foot of The Leas all the way to Folkestone Harbour with the recently regenerated Harbour Arm with champagne bar, restaurants, cafes and live music, The Artists Quarter and busy High Street.

The Cinque Ports Town of Hythe with its wider range of amenities, including a Waitrose, is approximately 3 miles away to the west. 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 offering spa treatments, pool and gym.

The High Speed Rail Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station (1 mile) and Ashford International (16 miles) and Eurostar services to Paris and Brussels are also available at the latter. The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant.

DESCRIPTION

This handsome semi detached period house enjoys a secluded situation with gardens to the front, side and rear. It is approached via a flight of steps leading to the front door or by a separate driveway leading up to a levelled parking area where, if it was required, there is space to construct a garage (subject to all necessary consents and approvals being required).

The property enjoys generously proportioned accommodation with a wealth of original features including joinery, cornices and a number of fireplaces. It is fair to say that it would now benefit from general updating but is considered well worthy of any expenditure required. The accommodation includes a welcoming entrance hall, generous dual aspect sitting room, separate dining room, kitchen/breakfast room, cloakroom and utility area on the ground floor. The first floor comprises three double bedrooms and a shower room. There is a delightfully secluded garden to the rear.

The accommodation comprises:

ENTRANCE HALL

Entered via a timber panelled and leaded light door with leaded light windows to either

side and glazed fanlight above, staircase to first floor, deep moulded cornice, cast iron column radiator, doors to:



SITTING ROOM

Part tiled fireplace surround and hearth with provision for an open fire, deep moulded cornice, bay with secondary glazed sash windows to front, casement doors with secondary glazed windows to either side opening to and overlooking the rear garden, radiator.

DINING ROOM

Painted timber fireplace surround with tiled insert and hearth with provision for an open fire, picture rail, deep moulded cornice, built-in storage cupboard, bay with secondary sash windows to side, radiators.

KITCHEN/BREAKFAST ROOM

Range of base cupboard and drawer units incorporating recesses for free-standing fridge and cooker, square edge woodblock work surfaces inset with stainless steel sink and drainer unit with mixer tap, wall cupboard with under unit lighting, bay with sash windows to rear overlooking the garden, access to understairs shelved larder cupboard, opaque window to rear, door to:

REAR HALL

Panelled and leaded light door to garden, doors to:

CLOAKROOM

Low level wc with high level cistern, obscure leaded light window to side, storage cupboard fitted with sink and obscure leaded light window to side, utility cupboard with plumbing for washing machine and wall mounted Alpha CB24X gas fired boiler, obscure leaded light window to side.

FIRST FLOOR LANDING

Secondary glazed sash window above the stairwell overlooking the rear garden, built-in storage cupboard, access to loft, doors to:

BEDROOM 1

Range of built-in wardrobe cupboards, attractive painted cast iron art nouveau style fireplace surround, sash window to rear

overlooking the garden, bay with secondary glazed sash windows to front, radiator, pedestal wash basin.

BEDROOM 2

Attractive painted cast iron fireplace surround, pedestal wash basin, bay with secondary glazed sash windows to side, radiator.

BEDROOM 3

Attractive painted fireplace surround, built-in wardrobe cupboards, pedestal wash basin, pair of sash windows to rear overlooking the garden, radiator.

SHOWER ROOM

Tiled shower enclosure, wash basin, low level w.c., window to front, radiator.

OUTSIDE

Front Garden

A driveway leads up from the road to a level parking/turning area adjoined by an expanse of lawn. Beyond this steps lead between deep borders planted with a variety of shrubs, herbaceous and other plants to a pathway which leads to the front of the house and front door and to the side of the house to the rear garden.

Rear Garden

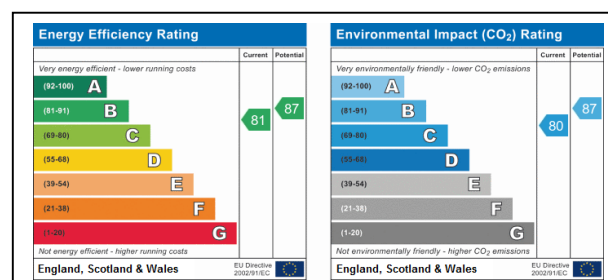
Laid mainly to lawn and offers a delightfully secluded environment in which to relax and entertain alfresco.

COUNCIL TAX

Band E approx £2,199 (2018/19) Folkestone & Hythe District Council.

VIEWING

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









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Floorplan to follow