



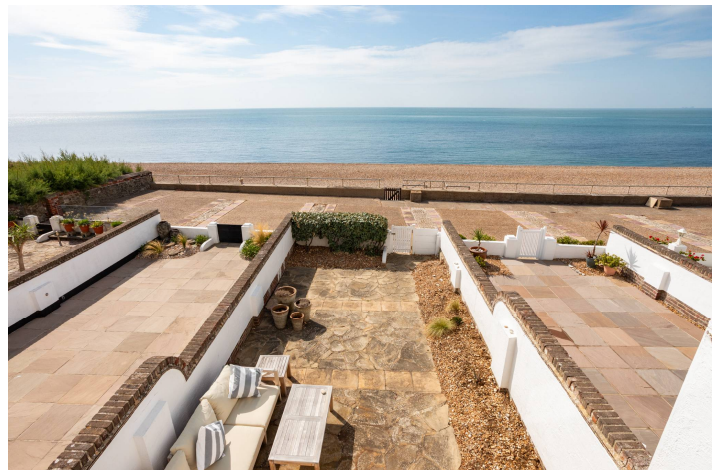
49 High Street, Hythe, Kent CT21 5AD



3 ZARENA COURT, THE RIVIERA, SANDGATE

£1,100,000 Freehold
NO ONWARD CHAIN

Enviably situated in a prime beachfront location within this much sought after village by the sea. This impeccably presented townhouse offer versatile accommodation over three floors, which has been arranged to maximise the stunning views of the sea. It also benefits from a double garage and parking. EPC C



3 Zarena Court, The Riviera, Sandgate, Folkestone CT20 3RT

**Entrance Hall, Kitchen/Dining Room, Bedroom, Shower Room,
Sitting Room, Sea Facing Balcony, Snug/Bedroom,
Principal Bedroom, Sea Facing Balcony, 2 Further Bedrooms, Shower Room,
Double Garage En-Bloc, Allocated Parking Space,
Garden To Front, Garden To Rear With Direct Beach Access**

DESCRIPTION

Zarena Court is a small and exclusive development of just eight, rarely available town houses occupying an idyllic position adjacent to and with direct access to the promenade and beach in the desirable village of Sandgate.

The property provides beautifully appointed accommodation of particularly comfortable proportions which is arranged over three floors with the principal rooms positioned to maximise the magnificent southerly aspect with panoramic views of the sea being enjoyed from each of these rooms. The welcoming entrance hall leads to a stunning kitchen/dining room with its bespoke installation of cabinetry by Rencraft of Sevenoaks and frameless glazed bi-folding doors uniting the space the garden and sea views beyond. There is also a further reception room/bedroom and stunning shower room on the ground floor. The sitting room is on the first floor opening onto a sea facing balcony together with a further reception room/bedroom. The second floor comprises the principal bedroom, also with a sea facing balcony, two further bedrooms and another beautiful shower room.

There is a paved sea facing garden to the rear providing direct access to the beach and the perfect environment in which to relax, dine alfresco and soak up the magnificent views. There is also a small garden to the front, a double garage en-bloc and an allocated parking space to the front.

SITUATION

The Riviera is considered to be amongst Sandgate's most exclusive locations being accessed via the foot of Radnor Cliff and backing directly onto the beach. Radnor Cliff is accessed via the main A259 that runs along the coast between Sandgate and Hythe. The property is 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 stepping out of the rear garden and wandering along the promenade or 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 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 less than an hour, 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 obscured glazed door, tiled floor, access to understairs storage cupboard, access to built-in storage cupboard housing Vaillant wall-mounted gas-fired boiler, coved ceiling, radiator, doors to:

KITCHEN/DINING ROOM

Fitted with a bespoke installation of cabinetry by Rencraft of Sevenoaks incorporating a range of base cupboard and drawer units with integrated Neff dishwasher, deep pan drawers and freestanding Smeg electric range style cooker with three ovens and five burner induction hob, quartz worktops undermounted with deep Butler's style sink with mixer tap, coordinating upstands, open shelving, further bank of coordinating cabinetry incorporating full height shelved larder cupboard, full height integrated fridge with icebox and full height storage cupboard, tiled floor, coved ceiling, recessed lighting, full wall of frameless double glazed bi-folding doors opening to the rear garden and from where far-reaching views of the sea can be enjoyed.

RECEPTION ROOM/BEDROOM

Coved ceiling, double glazed window to front radiator.

SHOWER ROOM

Twin-sized walk-in tiled shower enclosure fitted with thermostatically controlled monsoon shower with separate handheld attachment, wash basin set upon a timber cabinet with wall-mounted mixer tap, low-level wc, tiled floor with underfloor heating, pair of pendant wall lights, recessed lighting, extractor fan, heated ladder towel rail.

FIRST FLOOR LANDING

Staircase continuing to second floor, coved ceiling, radiator, doors to:

SITTING ROOM

A generous space with faux fireplace, coved ceiling, double glazed sliding patio doors opening to the balcony to the rear from

where stunning views of the sea and around the bay to Dungeness can be enjoyed, radiator.

BALCONY

Tiled and enclosed by glazed balustrade, uninterrupted views of the sea.

RECEPTION ROOM/BEDROOM

Pair of wall light points, coved ceiling, double glazed windowed front, radiator.

SECOND FLOOR LANDING

Coved ceiling, access to loft space, built-in storage cupboards, built-in heated linen cupboard housing pressurized hot water cylinder, doors to:

BEDROOM

Open wardrobe incorporating dressing table and hanging rails with storage cabinets above, coved ceiling, double glazed sliding patio doors opening to the balcony and from where views of the sea and around the bay to Dungeness can be enjoyed, radiator.

BALCONY

Tiled and enclosed by glazed balustrade, uninterrupted views of the sea.

BEDROOM

Coved ceiling, built-in wardrobe cupboard, double glazed window to front, radiator.

BEDROOM

Coved ceiling, built-in wardrobe cupboard, double glazed window to front, radiator.

SHOWER ROOM

Twin-sized walk-in shower enclosure fitted with thermostatically controlled monsoon shower and separate handheld attachment, low level wc, wash basin set upon a vanity cabinet with two drawers, open shelf beneath and mixer tap, pair of wall light points, tiled floor with underfloor heating, recessed lighting, extractor fan, heated ladder towel rail.





OUTSIDE

FRONT GARDEN

The garden for the front of the property is enclosed by a blockwork wall and incorporates three specimen shrubs, two fuchsias and a rose. It is entered via a wrought iron gate.

REAR GARDEN

The garden to the rear of the property enjoys a southerly aspect and commands a magnificent panorama of the sea, around the bay to Dungeness and to the coast of France on a clear day. It is largely paved for ease of maintenance, providing the perfect space for alfresco dining and entertaining.

DOUBLE GARAGE

Electronically operated roller door to front, power and light, personal door to rear.

EPC Rating Band C

COUNCIL TAX

Band G approx. £4,222.15 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

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Zarena Court, Folkestone, CT20

Ground Floor = 58.3 sq m / 627 sq ft

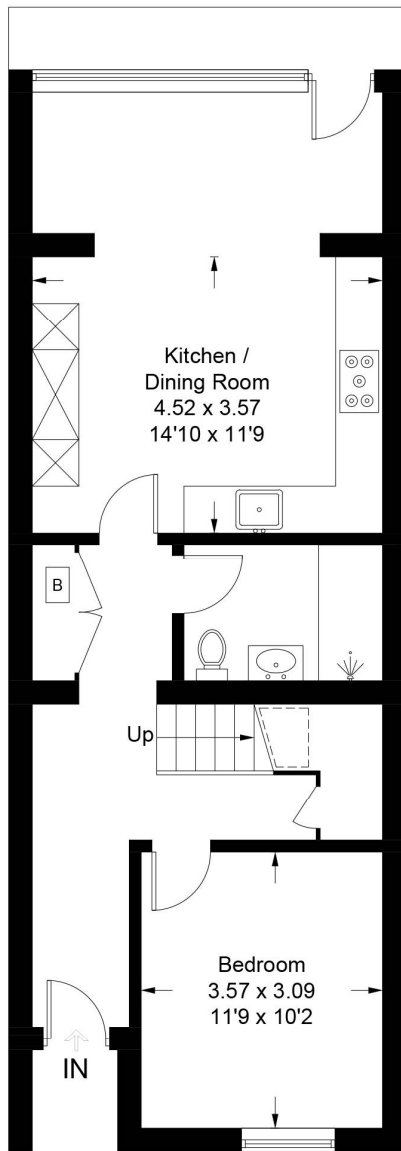
First Floor = 50.8 sq m / 547 sq ft

Second Floor = 50.6 sq m / 545 sq ft

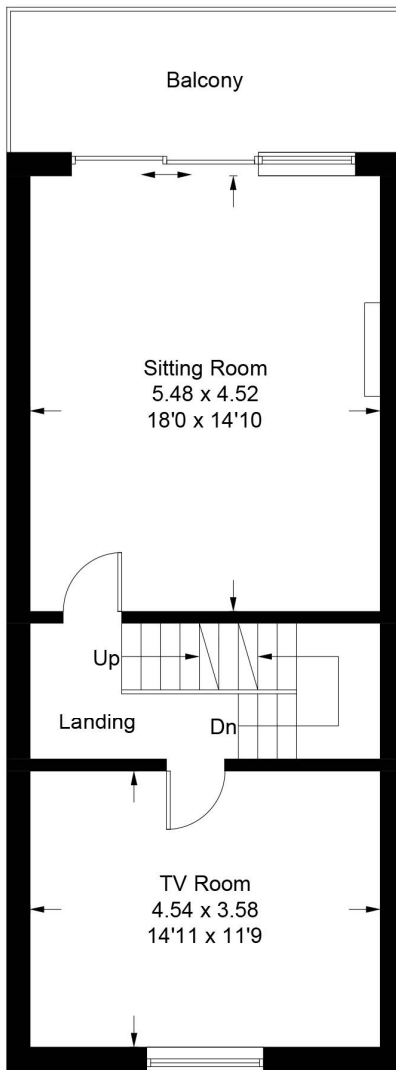
Total = 159.7 sq m / 1719 sq ft



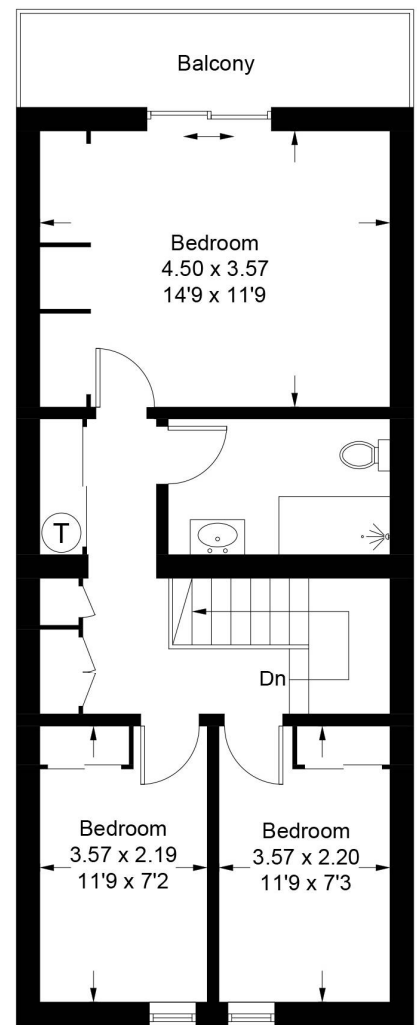
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

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