



Coal House 46 Sandgate High Street Sandgate Folkestone Kent CT20 3AP
Guide £450,000

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Coal House

46 Sandgate High Street

Sandgate Folkestone CT20 3AP

Delightful detached coastal period cottage situated in the heart of Sandgate village. No Chain.

Situation

Enviably situated in the heart of Sandgate village and within the Conservation area with its mix of antique shops, boutiques, public houses and more recent cafe culture.

The long stretches of shingle beach and the rowing club are on your doorstep and the coastal path can be followed along the foot of The Leas to Folkestone Harbour with the recently revitalised Harbour Arm, champagne bar, restaurants, cafes and live music.

Commuting services are excellent with High Speed rail links into London St Pancras in under an hour available from nearby Folkestone West station. The M20 motorway provides a network to the remainder of Kent and Eurotunnel in Cheriton offers connections to the Continent.

The Property

Originally believed to have operated as a Picture Frame Makers premises in 1893 the property later became home to a Coal Merchant in 1940 from which it is thought to have derived the name "Coal House".

A beautifully presented detached Grade II listed coastal cottage, thoughtfully restored to blend period charm with modern comfort.

Features include elegant sash windows, bright and spacious interiors, underfloor heating downstairs, radiators upstairs, a camera entry system, and secure iron gates.

The welcoming sitting room is full of character, with a period fireplace and charming window seat. The impressive extended kitchen/dining room is the heart of the home, featuring a vaulted ceiling, stylish fitted units, generous worktops, integrated appliances, solid bleached oak flooring and French doors opening to the walled courtyard; perfect for entertaining. A modern utility room/cloakroom/WC and boiler cupboard complete the ground floor.

Upstairs offers two double bedrooms, both with fitted wardrobes and one including an en-suite shower room, plus a third bedroom ideal as a nursery, dressing room, or home office. The contemporary fully tiled family bathroom includes a bath with shower over, wash basin and WC.

Outside

The entrance is approached via an iron gate and mews like walkway. There is a low maintenance paved rear walled courtyard which is approached via iron gates from Gough Road, providing rear vehicular access and secure off road parking.

Services

We understand all main services are connected.

Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold



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

Coal House, 46 Sandgate High Street, Folkestone



Ground Floor - 50.5 sq m / 543 sq ft

First Floor - 37.6 sq m / 405 sq ft

Approximate Gross Internal Area = 88.1 sq m / 948 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. (ID1300323)
www.bardenvisuals.co.uk

Current Council Tax Band: B

EPC Rating: E

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		79 C
55-68	D		
39-54	E	50 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.

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