



49 High Street, Hythe, Kent CT21 5AD



4 THE CORNICHE, SANDGATE

£1,550,000 Freehold

Enviably situated on an exclusive cul-de-sac from where it commands a magnificent panorama of the sea, this beautifully appointed 4 bedroom house has benefitted from an exceptionally well executed, contemporary extension which considerably enhances the living space. Double garage, parking. EPC C



4 The Corniche

Sandgate CT20 3TA

**Entrance Vestibule, Entrance Hall open plan to Dining Room, Sitting Room,
Stunning Open Plan Split Level Living Space, Snug, Kitchen, Cloakroom,
Four Bedrooms (one with En-Suite Shower Room), Bathroom,
Double Garage, Storeroom, Wine Cellar, Gardens**

SITUATION

The Corniche is a small and exclusive cul-de-sac of individual detached houses, situated on the hillside above Sandgate and overlooking the English Channel, approximately 2½ miles from both the ancient Cinque Ports Town of Hythe and the larger town of Folkestone.

The quaint, unspoilt Cinque Ports Town of Hythe, approximately 2½ miles distant, provides a wide range of amenities with 4 supermarkets (including Waitrose, Sainsburys and Aldi), various independent shops and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc. The fashionable village of Sandgate with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants plus a long stretch of shingle beach with sailing club is a short walk away and the coastal path can be followed along the foot of The Leas all the way to Folkestone harbour.

The area is fortunate in having particularly good communications as there are main line railway stations within easy reach and an access point for the M20 motorway (Junction 12) only 2 miles away, making it possible to reach Central London within about 1½ hours by both road and rail. The High Speed Rail Link offers a journey time to the City of just under an hour and is available from Folkestone West & Central and also Ashford Stations. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is just over two miles away and Ashford International Passenger Terminal is only 20 minutes by car. The ferry port of Dover is approximately 12 miles away. (All distances are approximate).

DESCRIPTION

This imposing detached house is situated on an exclusive cul-de-sac from where it commands magnificent views to The English Channel, the coast of France on a clear day and around the bay to Dungeness from its enviable vantage point. The house has recently benefitted from an exceptionally well considered split level contemporary extension designed by Nick Lawn of renowned architects Godden Allen Lawn, the architect responsible for The Wing at The Battle Of Britain War Memorial at Capel-Le-Ferne. The project was also managed by Nick ensuring that it was executed to an exceptional standard with meticulous attention applied to every detail.

The particularly comfortably proportioned accommodation, which totals circa 3201 sq ft, has been thoughtfully designed to ensure all of the principal rooms face south and benefit from glorious views of the sea. It comprises a welcoming entrance hall which is open plan to the dining room and leads to the sitting room which in turn connects with the extended living space, a dramatic split level contemporary space with tall ceilings and a full wall of 3 meter high sliding doors uniting the space with the outside and of course, the spectacular views. The sleek modern kitchen is beautiful, there is a separate snug and a cloakroom. On the first floor there are four bedrooms, the principal room with en-suite and a bathroom, the bathrooms being by Spencer Designs, a local company whose work is excellent. There is also a double garage, parking, wine store and storeroom. The outside spaces are beautiful offering seclusion or expansive views, all perfect for alfresco entertaining.



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via timber effect composite and opaque double glazed door, tiled floor, double glazed window to side, double glazed sliding patio doors opening to Juliet balcony to front from where far reaching views of the sea and around the bay to Dungeness can be enjoyed, door to:

ENTRANCE HALL

Staircase first floor, engineered oak flooring in a limed oak finish, contemporary vertical radiator, doors to sitting room, study, kitchen, cloakroom and open plan to:

DINING ROOM

Engineered oak flooring in a limed oak finish, deep shelved storage cupboard, double glazed picture window to front commanding for reaching views of the sea, around the bay to Dungeness and to the coast of France on a clear day, door to:

SITTING ROOM

Engineered oak flooring in a limed oak finish, double glazed picture window to front commanding far reaching views of the sea, around the bay to Dungeness and to the coast of France on a clear day, two contemporary radiators, double glazed sliding doors opening to:

SPLIT LEVEL OPEN PLAN LIVING SPACE

A stunning space arranged over two tiers, the upper tier with tiled wood effect floor coordinating with that in the sitting room and with underfloor heating, set beneath a double glazed atrium roof light with mirrored reveals and electronically operated blind, wall lights, triple glazed door and three windows to rear, triple glazed picture window to front commanding panoramic views of the sea and around the bay to Dungeness, curving flight of stairs with curved glazed balustrade which descend to the lower tier with porcelain tiled floor with underfloor heating, a generous space with a dramatic ceiling height, set beneath an atrium roof light with mirrored reveals and

fitted with electronically operated blind, wall lights, recessed down lighters, six triple glazed windows to rear, floor to ceiling triple glazed sliding doors which open the whole length of the wall facing the sea, uniting the space with a generous terrace with coordinating porcelain paving, enclosed by glazed balustrade and from where magnificent views around the bay and of the sea to the coast of France on a clear day, both sunsets and sunrises can be enjoyed.

SNUG

Chimney breast inset with contemporary electric fire with recesses to either side fitted with bookshelves, further flight of bookshelves, engineered oak flooring in a limed oak finish, window to front looking through the entrance vestibule to the sea beyond, contemporary vertical radiator.

KITCHEN

A generous space fitted with an installation by Schmidt in a contemporary finish and incorporating flights of drawers with deep pan drawers together with cupboards also fitted with pullout drawers, pair of Miele electric ovens, square edged granite worktop inset with induction hob and Franke 1 ½ bowl sink and drainer with mixer tap and filtered drinking water tap, coordinating up stands and splashback behind the hob with stainless steel and illuminated extractor hood, further run of base cupboards incorporating integrated Miele dishwasher and washer/drier with granite worktop unmounted with Franke sink with mixer tap, coordinating up stands, Full height storage covered housing Veissman gas fired boiler, pair of coordinating larder cupboards fitted with pull-out drawers and flanking a recess for a fridge/freezer, Amtico flooring, recessed lighting, three double glazed windows to rear and one looking to the split level living space, timber effect composite and opaque double glazed door to rear, pair of contemporary brushed steel vertical radiators.







CLOAKROOM

Fitted with a contemporary installation by Spencer Designs including a wall hung WC with concealed cistern, flight of vanity cupboards beneath a granite worktop inset with wash basin with mixer tap, tiled floor, tiled walls, illuminated mirror, double glazed window to rear, contemporary radiator.

FIRST FLOOR LANDING

Access to loft space via a hatch fitted with a loft ladder, doors to:

BEDROOM

Full wall of fitted wardrobe cupboards concealed by contemporary sliding doors, further built-in wardrobe cupboard, double glazed window to side enjoying views of the sea, double glazed sliding patio doors opening to enclosed balcony with further set of double glazed sliding patio doors opening to a Juliet balcony from where magnificent views of the sea, around the bay to Dungeness and to the coast of France on a clear day can be enjoyed, radiator, door to:

EN-SUITE SHOWER ROOM

Fitted with a contemporary installation by Spencer Designs including a wall hung WC with concealed cistern, wall hung wash basin with mix tap, vanity cupboard below, illuminated mirror above, walk-in shower enclosure with signature mosaic tiled seat, rain-head shower and separate handheld attachment, illuminated display niches, wall hung shelved cabinet, tiled floor with underfloor heating, tiled walls, recessed lighting, extractor fan, obscured double glazed window to rear, contemporary chrome heated towel rail.

BEDROOM

Built-in wardrobe cupboard, double glazed window front commanding far reaching views of the sea, around the bay to Dungeness and to the coast of France on a clear day, radiator.

BEDROOM

Built-in wardrobe cupboards with overhead storage cabinets above a recess for a

standard double bed, coved double glazed window to rear, double glazed picture window to front enjoying far reaching views of the sea, around the bay Dungeness and to the coast of France on a clear day, radiator.

BATHROOM

Fitted with a contemporary installation by Spencer Designs incorporating wall hung WC with concealed cistern, wall hung wash basin with mixer tap, flight of vanity drawers below and illuminated mirrored wall cabinet above, panelled bath with illuminated niche and mirrored wall behind, concealed heated linen cupboard housing factory lagged hot water cylinder, tiled floor with underfloor heating, tiled walls, recessed lighting, extractor fan, obscured double glazed window to rear, wall mounted chrome heated ladder towel rail.

OUTSIDE

Directly to the front of the house is a double width block paved driveway before the integral garage. A flight of steps with glazed balustrade leads to the front door and to a generous terrace spanning the width of the property. The terrace continues to the side of the house with a delightfully secluded split level seating area from where views of the sea can be enjoyed. The garden slopes upwards away from the house to a bank densely planted with a variety of mature shrubs and trees. Further steps to the end of the terrace lead down through borders planted with a variety of shrubs, herbaceous and other plants and returns to the split-level terrace at the front of the house.

DOUBLE GARAGE

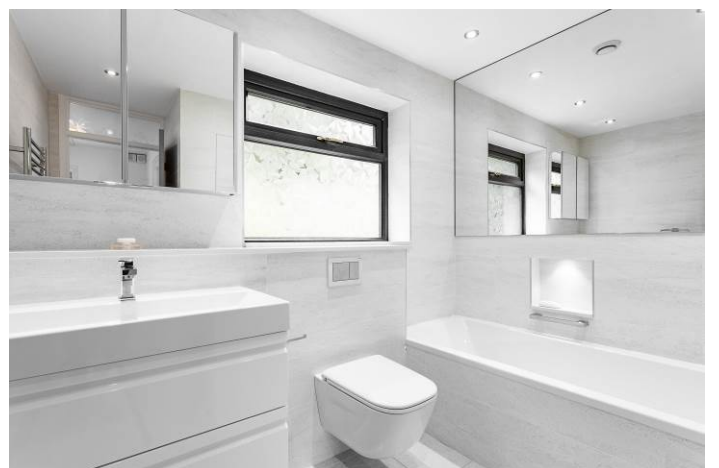
Electronically operated roller door, power and light, doors to **storeroom** and **wine cellar**.

EPC Rating Band C

COUNCIL TAX Band G approx. £3872.90 (2024/25) Folkestone & Hythe DC.

VIEWING

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

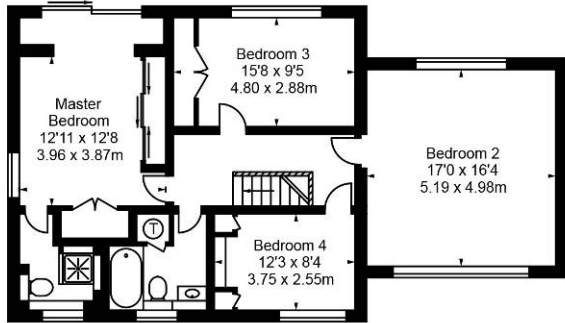






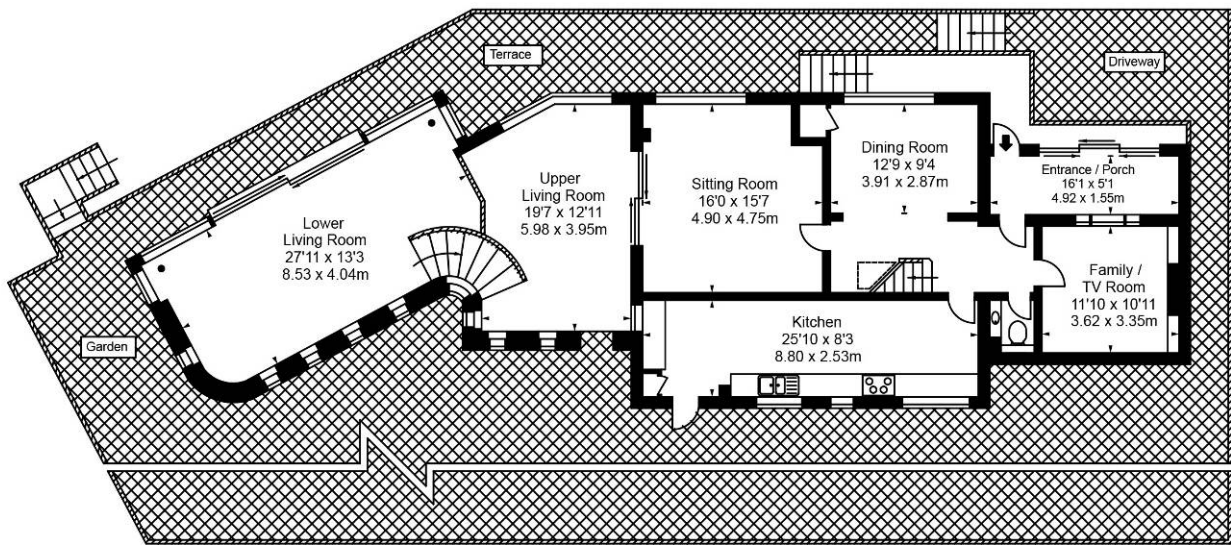
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4 The Corniche, Hythe

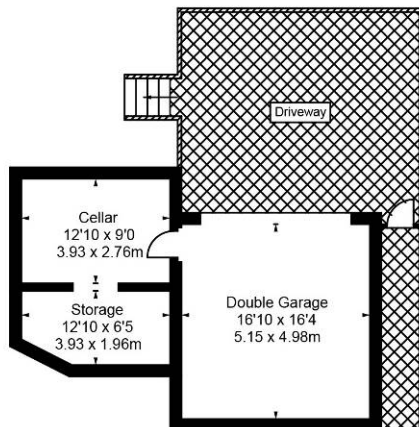


First Floor

Approximate Gross Internal Area :-
 Lower Ground Floor :- 45.64 sq m / 491 sq ft
 Ground Floor :- 155.70 sq m / 1676 sq ft
 First Floor :- 96.07 sq m / 1034 sq ft
 Total :- 297.41 sq m / 3201 sq ft



Ground Floor



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 floor plan by: www.creativeplanetlk.com