



49 High Street, Hythe, Kent CT21 5AD



4 UPPER CORNICHE SANDGATE

£825,000 Freehold

Enviably situated on an exclusive cul-de-sac from where it commands magnificent views of the sea, this beautifully presented detached house provides comfortably proportioned accommodation including a large sitting room, kitchen/dining room, study, four double bedrooms (1 en-suite). Double garage, parking. EPC B



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4 Upper Corniche Sandgate CT20 3TB

**Entrance Hall, Sitting Room, Study, Kitchen/Dining Room, Cloakroom,
Four Double Bedroom (One With En-Suite Shower Room), Bathroom
Double Garage, Off-Road Parking, Sea Facing Terrace, Garden**

DESCRIPTION

This substantial detached house is enviably situated on an exclusive cul-de-sac in an elevated position from where it commands a magnificent southerly vista with views of the sea, around the bay to Dungeness and on a clear day, to the coast of France from virtually every room. The property offers bright, airy and beautifully presented accommodation which is designed to compliment a modern lifestyle with a generous sitting room, a stunning open plan kitchen/dining room. There is also a study and cloakroom on the ground floor. On the first floor are four double bedrooms, the principal room with en-suite shower room and a family bathroom.

Outside the tiered garden to the front of the house has been designed with ease of maintenance in mind and incorporates a wonderful, wide stone paved terrace, the ideal environment for alfresco entertaining and the perfect vantage point from which to enjoy the spectacular views. There is a double garage beneath the terrace which is fronted by a double width driveway providing off road parking for two vehicles and EV Charging Point. Access can be gained to either side of the house to the rear garden. The garden to the rear of the house is mainly laid to lawn and incorporates a paved terrace.

SITUATION

Upper Corniche is an exclusive cul-de-sac, 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 including 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, tennis, bowls and cricket clubs. The charming village of Sandgate with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants and long stretch of shingle beach with sailing club is a short walk away. The coastal path can be followed along the foot of The Leas all the way to Folkestone's recently revitalised Harbour Arm.

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 with Eurostar services to Paris & Brussels is only 20 minutes by car. The ferry port of Dover is approximately 12 miles away. (All distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite door with a full height double glazed window to side, staircase to 1st floor, coved ceiling, radiator, timber effect flooring, access to cloaks cupboard, doors to study, sitting room and cloakroom, open through to:

KITCHEN/DINING ROOM

Well fitted with a range of base cupboard and drawers incorporating integrated dishwasher, wine fridge & Siemens double oven, worksurface inset with ceramic one and a half bowl sink with mixer tap and drainer unit, tiled splashback, space for freestanding fridge freezer, coordinating island inset with Siemens induction hob, coordinating wall cupboard, access to cupboard with recess and plumbing for washing machine and wall mounted Worcester gas boiler, access to further deep storage cupboard, pair of double glazed bi-fold doors to front enjoying views of the sea and giving access to the paved terrace, double glazed window to rear, double glazed door to rear, coved ceiling, recessed lighting, timber effect flooring, radiator.

SITTING ROOM

Double glazed bi-fold doors giving access to the terrace and enjoying views of the sea, double doors through to study, contemporary wall mounted gas fire, radiator concealed by decorative cover, coved ceiling, three wall light points.

STUDY

Double glazed window to rear, coved ceiling, timber effect flooring, radiator.

CLOAKROOM

Low level WC, wall hung wash basin with mixer tap and vanity cupboard below, localised tiling, obscure double glazed window to side, coved ceiling, timber effect flooring, radiator.

FIRST FLOOR LANDING

Access to loft space, pair of double glazed windows to rear, access to airing cupboard housing the factory lagged hot water cylinder, coved ceiling, timber effect flooring, radiator.

PRINCIPAL BEDROOM

Fitted wardrobe cupboards, pair of double glazed windows to front enjoying glorious views of the sea, further double glazed window to side, coordinating drawers and dressing table, coved ceiling, radiator, recessed lighting, timber effect flooring.

ENSUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low-level WC, circular wash basin with mixer tap, built in vanity cupboards, obscure double glazed window to rear, localised tiling, coved ceiling, heated ladder towel rail, shaver point.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, wash basin with mixer tap and vanity cupboard below, low-level WC with concealed cistern, tiled walls, obscure double glazed window to rear, coved ceiling, heated ladder towel rail.

BEDROOM 2

Double glazed window to front enjoying views of the sea, double glazed window to side and to rear, coved ceiling, recessed lighting, radiator, timber effect flooring.

BEDROOM 3

Built-in cupboard, double glazed window to front enjoying views of the sea, coved ceiling, timber effect flooring, radiator.

BEDROOM 4

Built-in cupboard, double glazed window to front enjoying views of the sea, coved ceiling, timber effect flooring, radiator.





OUTSIDE

FRONT GRDEN

The property is approached via a flight of steps meandering between tiers topped with shingle for ease of maintenance and dotted with a variety of specimen shrubs.

THE TERRACE

Enjoying a southerly aspect, the terrace is paved in stone and enclosed by wrought iron balustrade which provides the ideal environment in which to relax and entertain alfresco whilst enjoying the far reaching views of the sea and to France on a clear day.

REAR GARDEN

There is a footpath spanning the width of the house giving access to either side and a flight

of steps leads up to the garden which is laid to lawn and incorporates a further paved terrace and raised beds planted with a variety of shrubs.

DOUBLE GARAGE

Pair of electronically operated roller doors to front, power and light.

EPC Rating B

COUNCIL TAX

Band G approx. £4056.18 (2025/26)
Folkestone & Hythe District Council.

VIEWING

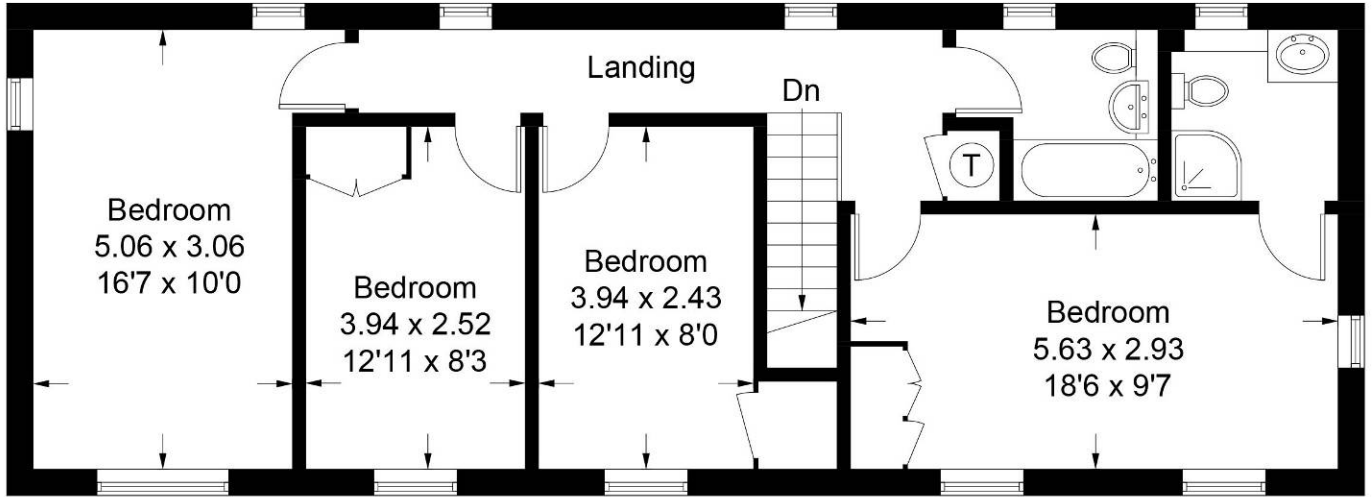
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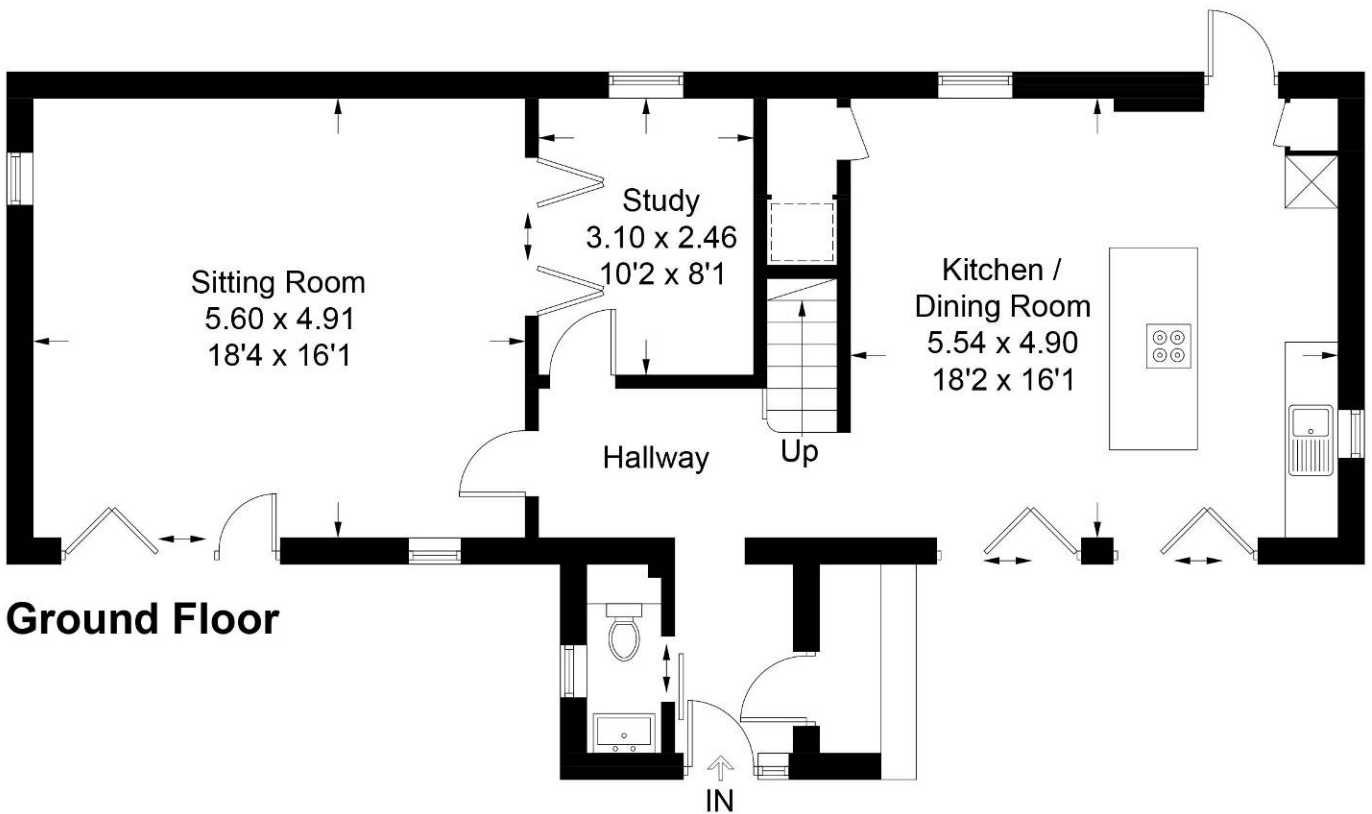
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Upper Corniche, Sandgate, CT20

Approximate Gross Internal Area
Ground Floor = 81.3 sq m / 875 sq ft
First Floor = 74.2 sq m / 799 sq ft
Total = 155.5 sq m / 1674 sq ft



First Floor



Ground Floor

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