

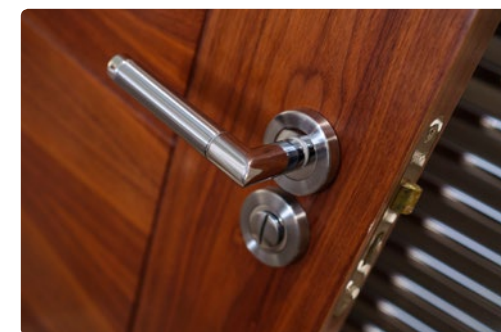
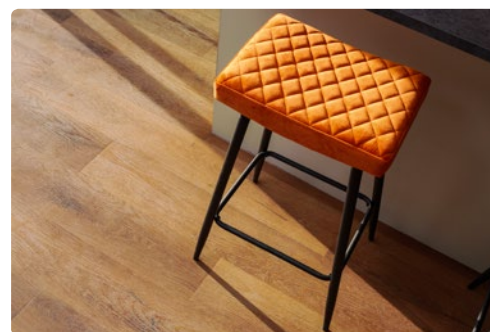
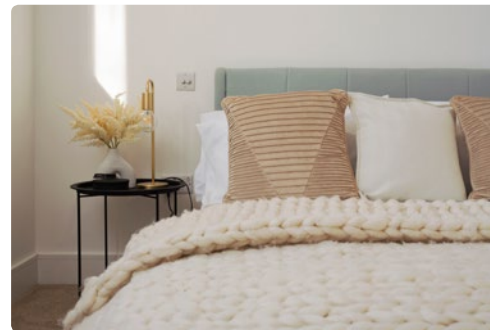


Leasehold

COAST HOUSE

1, Coast House, Encombe, Sandgate, CT20 3DE

- Creatively Designed Ground Floor Apartment
- Over 1000 Sq.Ft Of Modern Accommodation
- Open Plan Living Area With Full Height Doors
- Sleek Kitchen With Integrated Appliances
- Two Double Bedrooms & Two Luxury Bathrooms
- Zoned Underfloor Heating Throughout
- Exceptionally Energy Efficient
- 450 Sq.Ft South Facing Terrace With Sea Views



SITUATION:

Desirably located between Folkestone and Hythe, the charming coastal village of Sandgate has, a popular High Street famous for antiques and collectables, with a wonderful selection of inns and restaurants, including traditional fish and chips, as well as small independent shops. The Royal Military Canal is less than a mile from Coast House and offers beautiful walks, cycle routes and an opportunity to canoe or paddle board into Hythe and the attractive town of Rye.

The arty seaside town of Folkestone is just two miles away the regeneration has been underway for a few years now and involves everything from the new creative quarter, improved transport links and the huge redevelopment project along the seafront. The Folkestone Triennial Festival, founded in 2008 happens every 3 years and draws international artists that exhibit their creativity around the town, many pieces have remained around Folkestone and bring

attention from cultural tourists. There are regular sporting activities available in around the town and seafront including many watersports. The Coastal Park attracts runners, walkers, and cyclists as they take the paths through the landscaped gardens and along the promenade to Sandgate and Hythe.

You can discover some of the best places to eat and drink along the Kent coast from delicious Argentinian street food to the renowned Dr Legumes vegan restaurant. The famous Rock Salt and the magical Lighthouse Champagne bar take prime position on the Harbour and the harbour arm, which the old high street within the colourful creative quarter is the perfect place to meander around a delightful array of independent boutiques, coffee shops and art galleries. For those wanting to reach the continent, Folkestone to Calais can be achieved in 35 minutes via the Euro tunnel. A direct high-speed train can be taken from Folkestone into St Pancras in less than an hour.



DESCRIPTION:

An exquisite ground-floor apartment with over 1,000 sq. ft. of luxuriously appointed accommodation, which overlooks spectacular sea views from the private south-facing terrace.

Coast House has been constructed using exceptional architecture that captures the stunning elevated setting, overlooking Sandgate and its wonderful sea views.

The design is thoughtfully crafted with full-height windows, open-plan living areas, clean lines, and fine decor. This is complemented by high-specification kitchens, sleek bathrooms, and elegant home conveniences.

Every effort has been made to create an eco-friendly, exceptionally energy-efficient home with underfloor heating, excellent levels of insulation, and high-performance double glazing.



The open-plan living area shows clear divisions for cooking, dining, and relaxing, while the full-height aluminium sliding doors offer access to the 450 sq. ft. private terrace with endless views of the sea.

The kitchen has an array of sleek units integrating a double oven, fridge-freezer, dishwasher, and composite dark grey sink with mixer tap. An induction hob with built-in extractor sits within the peninsula, which is illuminated by pendant lighting.

The kitchen is further enhanced by a well-appointed utility room that has plenty of space for laundry appliances and also features a separate sink.

The entrance hall leads to two double bedrooms, one with an en-suite shower room. The main bathroom comprises a closed-cistern WC, hand basin within a vanity unit, walk-in shower, and a separate bathtub.

The property has a ten year building warranty in place and has been installed with a Heatmiser zoned underfloor heating system and a Hikvision entry system.

OUTSIDE:

The full-height sliding doors lead to a 450 sq. ft. private south-facing terrace, which is the perfect spot to enjoy an early morning coffee or an evening glass of wine. There is an allocated parking space for the apartment, along with visitor bays.

The pebble beach is just a five-minute walk down Encombe Hill, it is edged with a wide promenade which connects to Hythe and Folkestone ideal for keen walkers and cyclists.

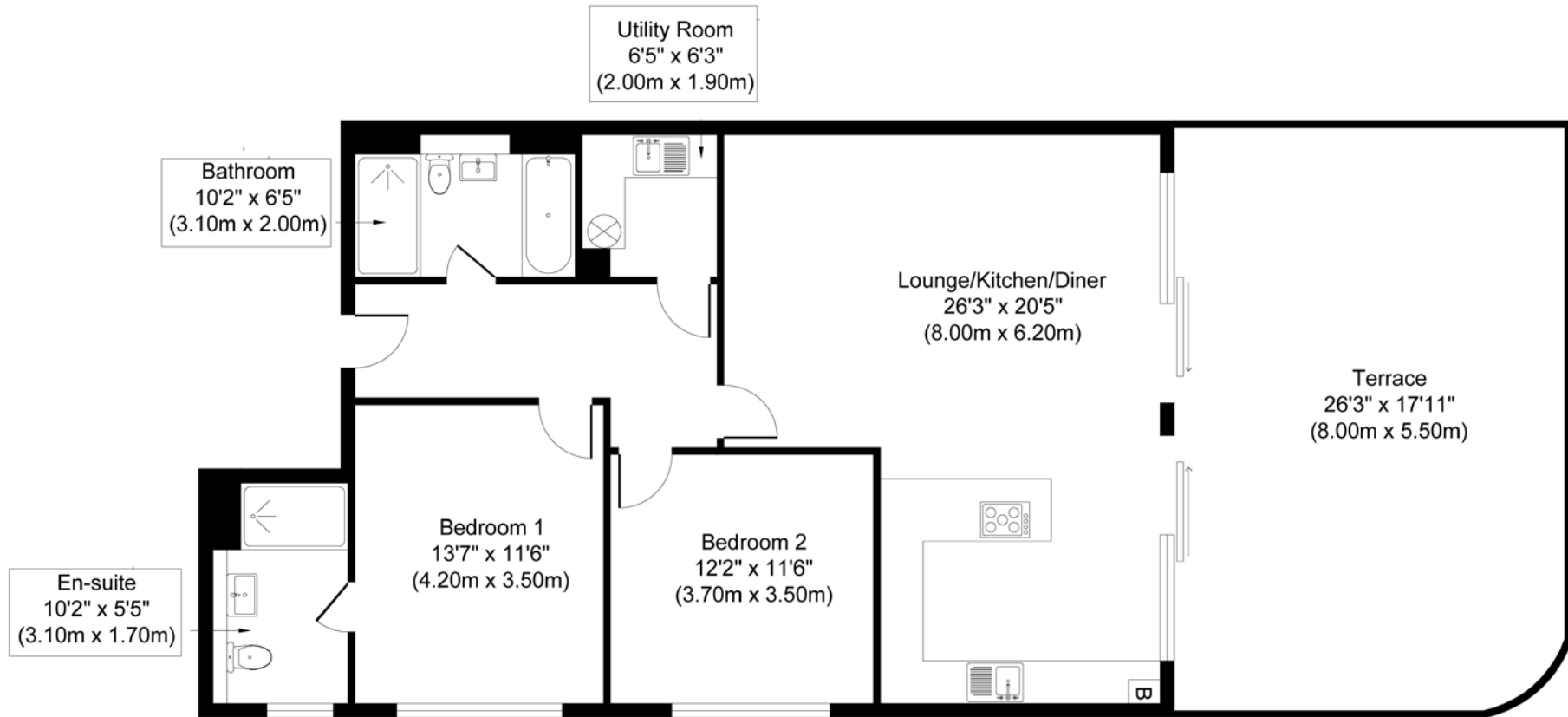
For those that enjoy wild swimming there is a strong sea swimming community within Sandgate and Folkestone.











TOTAL FLOOR AREA: 1014 sq. ft (94 sq. m)



EPC RATING
B



COUNCIL TAX BAND
E



GENERAL INFORMATION
Share of Freehold. Lease of 999 years
Annual charges of approx £2000

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