



Leasehold



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

- Creatively Designed First Floor Apartment
- Almost 1100 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
- 400 Sq.Ft South Facing Balcony With Sea Views

SITUATION:

Desirably located between Folkestone and Hythe, the charming coastal village of Sandgate boasts 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 paddleboard into Hythe and the attractive town of Rye.

The arty seaside town of Folkestone is just two miles away. Regeneration has been underway for a few years now and includes 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 three years and draws international artists who exhibit their creativity around the town. Many of the pieces have remained in Folkestone,

attracting attention from cultural tourists. Regular sporting activities are available around the town and seafront, including many watersports. The Coastal Park attracts runners, walkers, and cyclists as they take the paths through 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 positions on the Harbour and the harbour arm, while 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 reached in 35 minutes via the Eurotunnel. A direct high-speed train can be taken from Folkestone to St Pancras in less than an hour.



DESCRIPTION:

An exquisite, creatively designed, first floor apartment with almost 1100 sq.ft of luxuriously appointed accommodation which overlooks spectacular sea views from the vast south facing balcony.

Coast house has been constructed using exceptional architecture which captures the stunning 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 the high specification kitchens, sleek bathrooms and elegant home conveniences.

Every effort has been made to create an eco-friendly, exceptionally energy efficient home with under floor heating, low energy lighting, very good levels of insulation and high-performance double glazing.



The open plan living area shows clear division for cooking, dining and relaxing whilst the full height aluminium sliding doors offer access to the 400 sq.ft balcony with endless sea views.

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 job with built in extractor sits within the island/breakfast bar, illuminated by pendant lighting.

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

The entrance hall leads to two double bedrooms, one with en-suite shower room. The main bathroom comprises of a closed cistern WC, hand basin within vanity unit and shower over bath, the space is elegantly finished with natural stone tiles.

OUTSIDE:

The composite balcony expands over 400 sq.ft and is enclosed by a glass balustrade, it enjoys a southerly position and uninterrupted sea views.

There is an allocated parking space alongside a visitor bay, whilst the high street and pebble beach are 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.

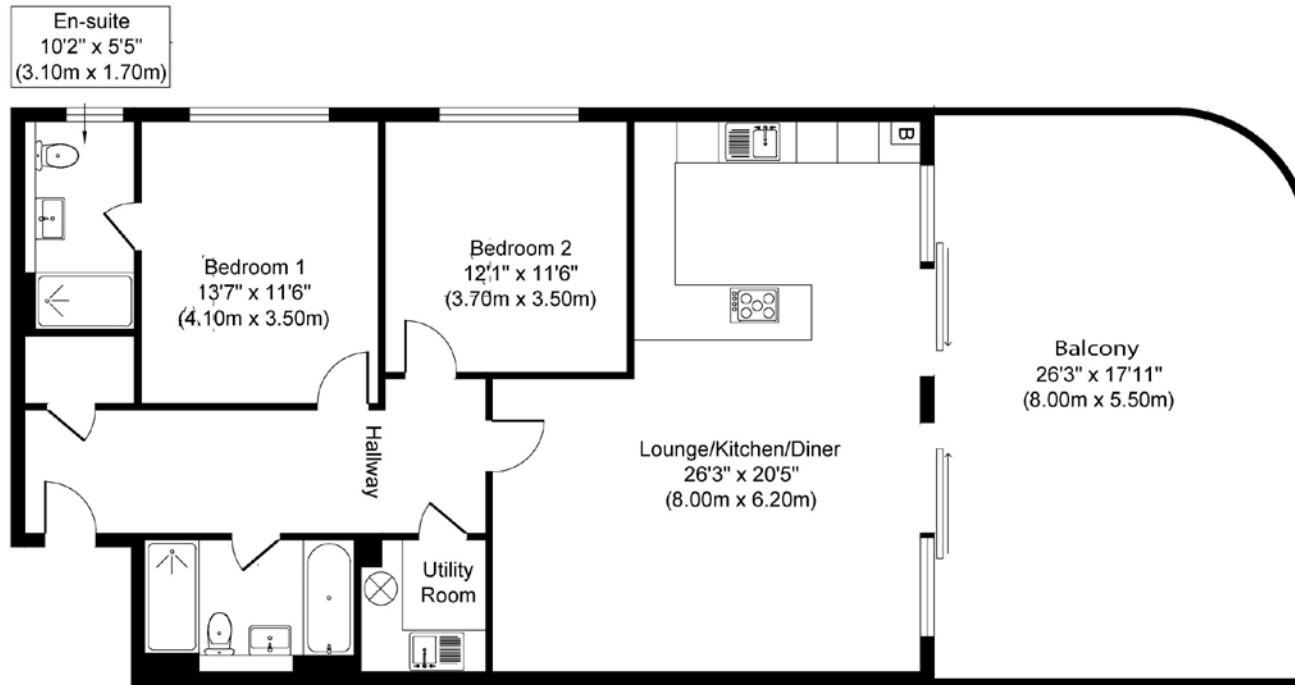
For those that enjoy wild swimming there is a strong sea swimming community within Sandgate and Folkestone.











TOTAL FLOOR AREA: 1066 sq. ft (99sq. 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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