



49 High Street, Hythe, Kent CT21 5AD



2 MARINERS GATE ENCOMBE, SANDGATE

£695,000 Freehold

Situated in a sought after location, moments from the beach, enjoying some lovely views of the sea, a substantial detached family house offering impeccably presented accommodation of very comfortable proportions. Integral garage, parking and secluded garden. EPC B.



2 Mariners Gate Encombe, Sandgate CT20 3DE

**Entrance Hall, Utility Room, Cloakroom,
Principal Bedroom (with En-Suite Shower Room),
Three Further Double Bedrooms, Bathroom
Sitting Room, South Facing Balcony, Kitchen/Dining Room,
Integral Garage, Secluded Rear Garden**

DESCRIPTION

No. 2 Mariners Gate forms part of a small, select development comprising just three properties situated in a very desirable location, moments from the sea and a short walk from the village centre. This detached house offers accommodation which has been designed to complement a modern lifestyle and also to maximise the beautiful views over Sandgate and of the sea with the spacious living accommodation being on the second floor and the bedrooms on the first floor.

The accommodation, which is attractively presented throughout, comprises a wide and welcoming entrance hall leading to the utility room, cloakroom and door to the garage. On the first floor the landing leads to the principal bedroom with en-suite shower room and enjoying views of the sea, three further bedrooms, two of which have access to the rear garden (all bedrooms benefitting from fitted wardrobes) and a family bathroom. On the second floor the stunning living space is set beneath a vaulted ceiling with a vast expanse of glazing on the south side maximising the views and sliding doors uniting the space with the smart fitted kitchen and dining area.

The property benefits from parking to the front and a generous integral garage. To the rear of the house the garden has been beautifully landscaped and is the perfect space for alfresco dining. The house also benefits from solar panels which contribute towards the heating of the hot water.

SITUATION

In a prime location, only a short walk along the promenade to the charming and sought-after Sandgate village centre, with its eclectic mix of local and boutique shops, pubs and restaurants.

The Cinque Ports Town of Hythe, with its wider range of amenities is approximately 3 miles away to the west and the larger town of Folkestone is about 2 miles to the east. There are a variety of sporting facilities available along the coast, including rowing and sailing clubs, a choice of golf courses in the immediate vicinity, together with the Hotel Imperial Leisure Centre.

The High Speed Rail Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station (1 mile) and Ashford International (16 miles) and Eurostar services to Paris and Brussels are also available at the latter.

The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant. (All distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Stairs to first floor, radiator, personal door to garage, tiled floor, doors to cloakroom and utility.

CLOAKROOM

Low level WC with concealed cistern, wall hung wash basin, tiled splashback, obscure double glazed window to side, radiator, tiled floor.

UTILITY ROOM

Well fitted with a range of base cupboards and drawer units incorporating recess and plumbing for washing machine, worksurface inset with stainless steel sink and drainer unit with mixer tap, coordinating wall cupboards, double glazed window to side, radiator, extractor fan, ceramic tiled floor.

FIRST FLOOR

LANDING

Stairs to 2nd floor, doors to:-

PRINCIPAL BEDROOM

Two fitted wardrobes, double glazed doors with double glazed windows to side and opening to the Juliet balcony enjoying views to the sea, radiator, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, pedestal wash basin, low-level WC, recessed lighting, obscure double glazed window to side, heated ladder rack towel rail, extractor fan.

BEDROOM 2

Fitted wardrobe cupboard, double glazed doors giving access to the rear garden, radiator.

BEDROOM 3

Fitted wardrobe cupboard, double glazed doors giving access to the rear garden, radiator.

BEDROOM 4

Fitted wardrobe cupboard, double glazed window to front enjoying views to the sea, radiator.

BATHROOM

Double ended bath with central mixer tap and shower above, glazed shower screen, low level WC, pedestal wash basin, tiled splashbacks, shaver socket, extractor fan, ladder rack towel rail.

SITTING ROOM

Set beneath a fully vaulted ceiling with double glazed gable and incorporating a pair of doors opening to the balcony and enjoying views of the sea, Velux window to side, contemporary wood burning stove, 2 radiators, cupboard with under-eaves storage, engineered oak flooring, sliding door to kitchen.

BALCONY

A generous decked area running the full width of the house and enjoying views of the sea, glazed balustrade, outside lighting.

KITCHEN/DINING ROOM

Well fitted with a comprehensive range of base cupboards and drawer units incorporating integrated Neff dishwasher, square edged granite worksurfaces inset with undermounted 1 ½ bowl sink with mixer tap and grooved drainer to side, Neff five burner gas hob with extractor hood over, tiled splashback, coordinating wall cupboards, integrated eyelevel Neff double oven, integrated fridge and freezer, further bank of base cupboards square edged wood block worksurface and incorporating two integrated wine fridges, radiator, double glazed window, double glazed doors giving access to the rear garden, access to loft space, recessed lighting.



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OUTSIDE

REAR GARDEN

A wide bridge from the dining room in composite timber effect decking leads to the rear garden where there is a generous composite decked terrace backed by a coordinating bench seat and raised border planted with skimmia, lavender, sage, rosemary, ornamental grasses, japonica, fatsia and artichoke. There is a mature weeping willow affording some welcome shade and tiered beds fall away from the decked terrace to the shallow terrace before the bedrooms. This area is planted with arum lilies, ferns, ornamental grasses, acanthus and palms. A side gate leads to a flight of steps giving access to the personal gate to the front garden.

FRONT GARDEN

The garden to the front of the property has been thoughtfully planted for year-round interest with a variety of shrubs, herbaceous and other plants including ornamental trees, dogwood, daphne, and aubretia amongst others. A block paved driveway provides off-road parking for a single vehicle, access to the garage and continues to the main entrance to the house.

GARAGE

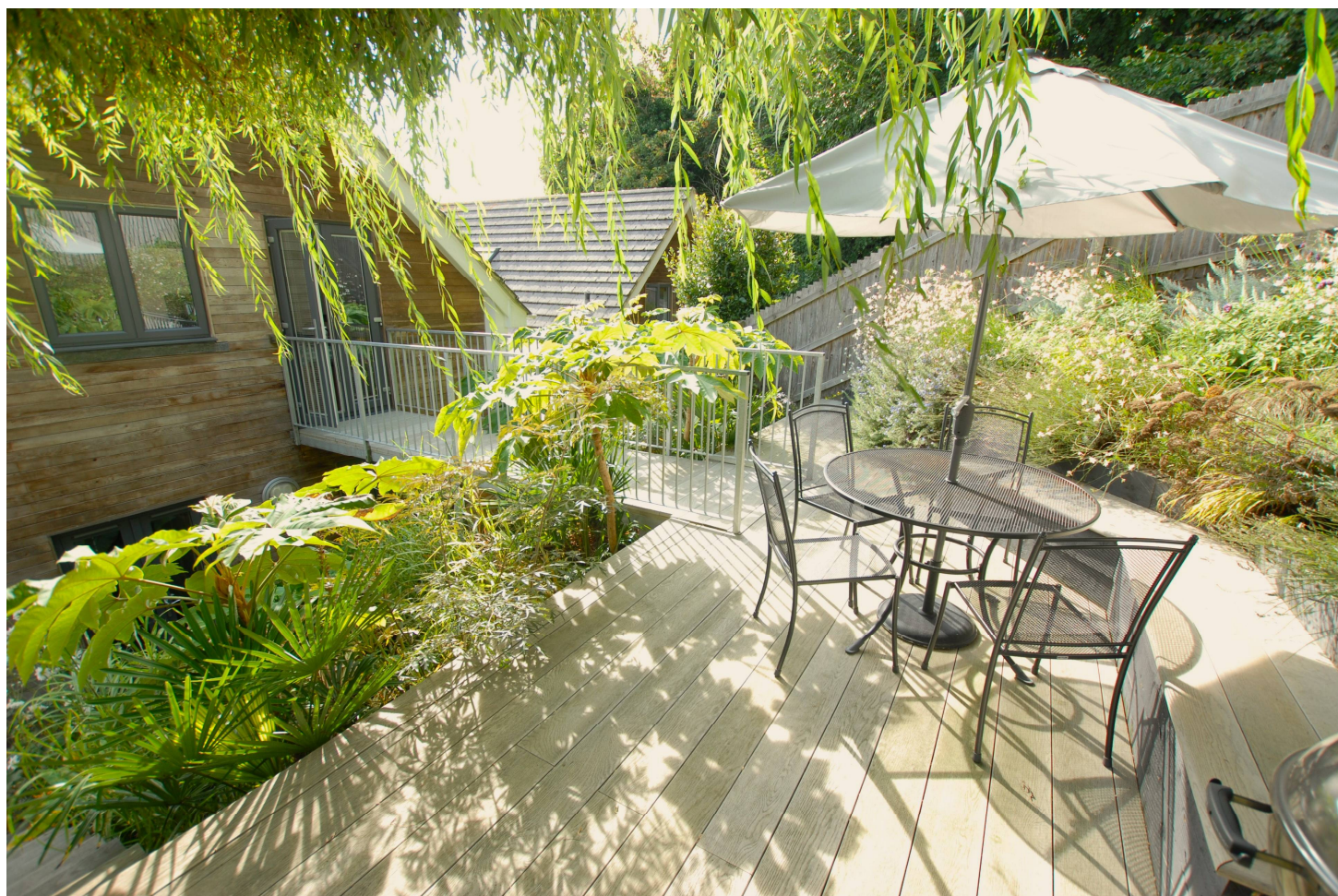
With electric up and over door, light and power connected, wall mounted Worcester gas boiler, hot water cylinder.

COUNCIL TAX

Band E approx. £2511.49 (2021/22)
Folkestone & Hythe District Council.

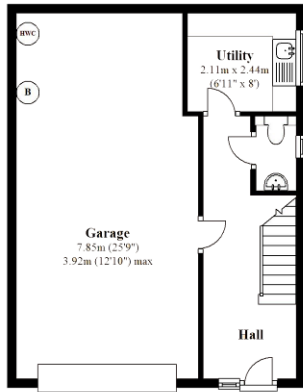
VIEWING

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



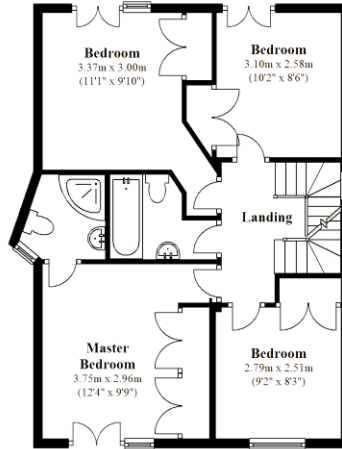
Ground Floor

Approx. 46.3 sq. metres (498.1 sq. feet)



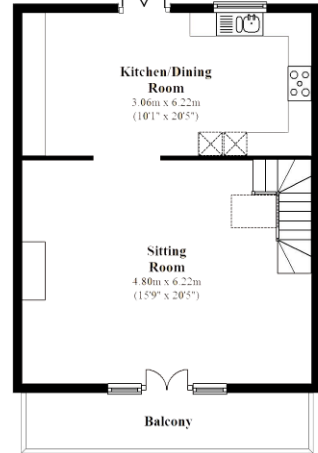
First Floor

Approx. 58.7 sq. metres (631.9 sq. feet)



Second Floor

Approx. 49.6 sq. metres (533.6 sq. feet)



Total area: approx. 154.6 sq. metres (1663.7 sq. feet)

Disclaimer: These plans are for information purposes only. They are not to scale and all measurements are approximate. No responsibility is taken for error or omission. These plans are not intended for use other than as an approximate guide to layout and room sizes.
Kent Energy Company
Plan produced using PlanUp.