



49 High Street, Hythe, Kent CT21 5AD  
**NO ONWARD CHAIN**



**APARTMENT 4, THE HAVEN  
10 THE RIVIERA, SANDGATE**

**£425,000 Leasehold**

**To include a share of the Freehold**

Forming part of a prestigious landmark building occupying a prime beachfront position in an exclusive location, this second floor apartment commands magnificent sea views. Comprising an entrance/dining hall, kitchen, sitting room, two sea facing balconies and 2 en-suite bedrooms. Garage, communal gardens. EPC D.



**Apartment 4, The Haven,  
10 The Riviera, Sandgate,  
CT20 3AB**

**Entrance/Dining Hall, Sitting Room with South Facing Balcony,  
Fitted Kitchen/Breakfast Room,  
Principal Bedroom with South Facing Balcony & En-Suite Shower Room,  
Further Bedroom with En-Suite Shower Room,  
Communal Gardens, Garage**

**DESCRIPTION**

The Haven is a handsome landmark building situated in an exclusive and enviable position with generous gardens backing directly onto the coastal path and the beach. The building has been well maintained with a well run programme of ongoing maintenance in place.

The entrance to the apartment is positioned on the east side of the ground floor of the building where the private entrance hall leads to a staircase to the second floor. The accommodation comprises a welcoming entrance/dining hall, sitting room with balcony and sea views, kitchen/breakfast room, two bedrooms both benefiting from en-suite shower rooms and the principal also having a south facing balcony with sea views. Outside there are delightful communal gardens which provide direct access to the beach. The apartment also benefits from a garage.

**SITUATION**

The Riviera is an exclusive location accessed from the main A259 that runs along the coast between Sandgate and Hythe, and backing directly onto the beach. The property is a short stroll from the charming and sought-after village centre with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants. The long stretches of shingle beach and sailing club can be found by meandering down one of the pretty alleyways from the high street and the coastal path can be followed along the foot of The Leas all the way to Folkestone harbour.

The Cinque Ports Town of Hythe with its wider range of amenities, including a Waitrose, is approximately 3 miles away to the west and the larger town of Folkestone is about 2 miles to the east. There is a variety of sports available along the coast, including rowing and sailing and 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). The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant.





The accommodation comprises:

### **ENTRANCE/DINING HALL**

Access to walk-in storage cupboard with additional airing cupboard housing factory lagged hot water cylinder, obscure glazed window, entry phone system, radiator, doors to:-

### **SITTING ROOM**

Stone fireplace surround inset with electric fire on a stone hearth, double glazed sliding doors giving access to the balcony and enjoying magnificent sea views, coved ceiling, radiators, access to eaves storage.

### **BALCONY**

Well enclosed by a glazed balustrade and enjoying uninterrupted views of the sea.

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine and dishwasher, integrated Zanussi oven, square edged worksurface inset with sink and drainer unit with mixer tap, four burner gas hob with tiled extractor hood above, tiled splashback's, coordinating wall cupboards, recess housing freestanding fridge freezer with shelving to side, recessed lighting, double glazed windows to front, coordinating breakfast bar, radiator.

### **BEDROOM 1**

Fitted wardrobe cupboards and overhead storage cupboard above recess for double bed, further wall of fitted cupboards, access to storage cupboard, double glazed sliding doors giving access to the balcony and enjoying magnificent sea views, radiator, door to:-

### **EN-SUITE SHOWER ROOM**

Twin size walk in shower enclosure with Aqualisa electric shower, pedestal wash basin

with mirrored vanity cupboard above, low-level WC, recessed lighting, coved ceiling, obscure double glazed window, tiled floor, heated ladder rack towel rail.

### **BALCONY**

Well enclosed by a glazed balustrade and enjoying uninterrupted views of the sea.

### **BEDROOM TWO**

Fitted wardrobe cupboards, double glazed window to front, radiator, door to:-

### **EN-SUITE SHOWER ROOM**

Shower enclosure with Aqualisa electric shower, wash basin with mixer tap and vanity cupboard below, low-level WC, radiator, recessed lighting, obscure double glazed window, archway through to study/dressing room double glazed window to front, wall mounted Alpha gas boiler.

### **GARDENS**

To the front of the property is drive giving access to the garage. A side gate and path gives access to the rear communal garden which is predominantly laid to lawn and there is a further paved area with gate and access to the beach. The entrance to the apartment is to the east of the building and a pathway leads you to the front door.

**LEASE** Remainder of a 999 year lease circa 2018.

**SERVICE CHARGE** TBC

**EPC Rating D.**

### **COUNCIL TAX**

Band D approx. £2218.02 (2022/23)  
Folkestone & Hythe District Council.

### **VIEWING**

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












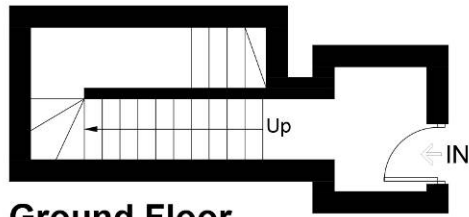


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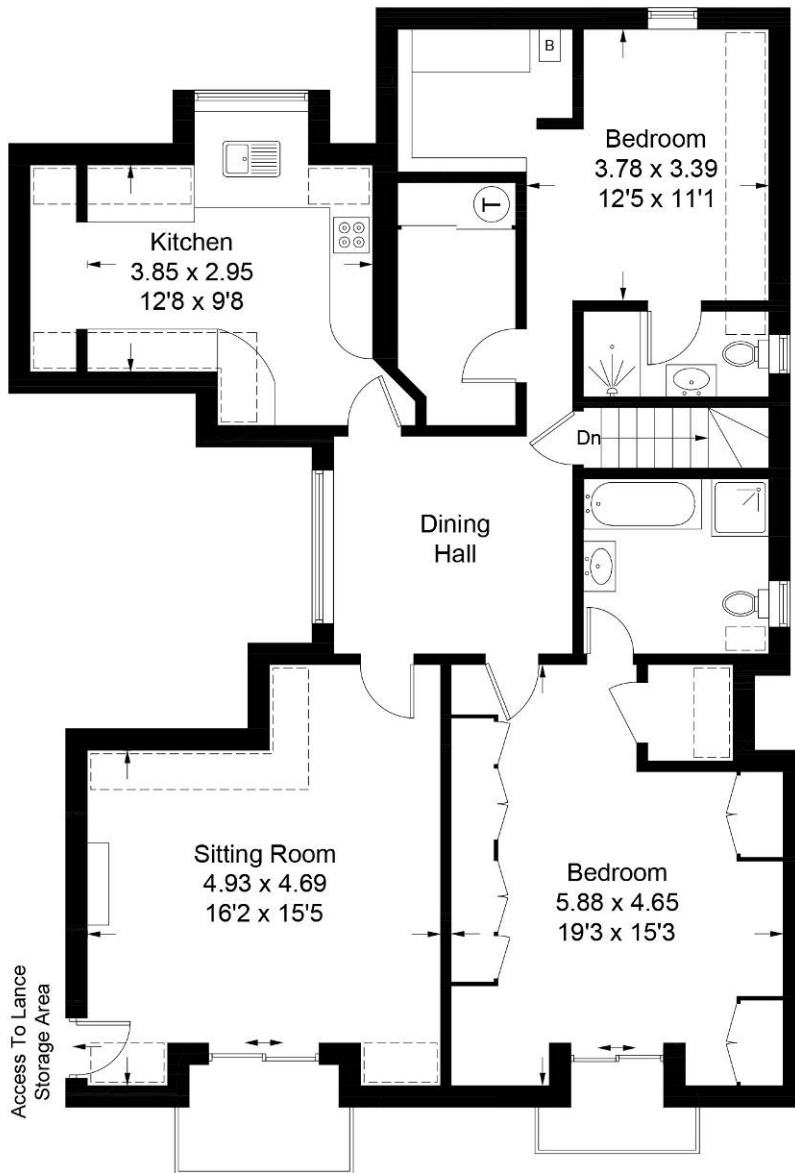
# The Haven, Sandgate, CT20

Approximate Gross Internal Area = 131.9 sq m / 1419 sq ft

 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID963998)