



49 High Street, Hythe, Kent CT21 5AD



GRAFTON COTTAGE, SANDGATE ESPLANADE, SANDGATE

£1,250,000 Freehold

In a prime sea facing location, a short stroll from the vibrant village of Sandgate, an enchanting Grade II Listed property enjoying a wealth of original features and elegantly proportioned accommodation. 3 receptions, kitchen/breakfast room and 4 bedrooms (2 en-suites). Double Garage, parking, pretty gardens.



Grafton Cottage, Sandgate Esplanade, Sandgate CT20 3DP

Upper Ground Floor:- Entrance Hall, Sitting Room, Dining Room, Garden Room, Cloakroom, Lower Ground Floor:- Kitchen/Breakfast Room, Utility Room, 4th Bedroom with En-Suite Shower Room, First Floor:- The Bedrooms (the principal with dressing area and En-suite Bathroom), Bathroom, Integral Double Garage, Parking and Delightful Gardens

DESCRIPTION

This enchanting Grade II Listed period property is enviably situated on Sandgate Esplanade in a slightly elevated position from where it commands a stunning panorama of the sea, around the bay to Dungeness and to the coast of France on a clear day.

The handsome double fronted weather boarded facade conceals an interior boasting a wealth of original details throughout the elegantly proportioned, attractively presented accommodation. This includes a welcoming entrance hall leading to the sitting room and dining room, both enjoying sea views, the garden room and a cloakroom. The lower ground floor comprises the generous kitchen/breakfast room (which also accesses the garage), utility room and the fourth bedroom with en-suite shower room. On the first floor there are three further bedrooms, two enjoying sea views, the principal bedroom with dressing area and en-suite bathroom, and a family bathroom.

The house has been much improved by the current owners, most recently with the installation of replacement timber framed double glazed windows. It also benefits from a double garage which is accessible from the kitchen, double width parking on the driveway and a delightful tiered garden with a Mediterranean atmosphere.

Grafton Cottage is believed to have been built circa 1822 along with the adjoining property known as Regency Villa as summer accommodation for the Commanding Officer and his Second in Command of the Royal Engineers based at Shorncliffe Barracks above Sandgate. They had been responsible for the construction of Napoleonic defences comprising the Royal Military Canal from Hythe to Rye and the Martello Towers along the coast.

SITUATION

Prime Beachfront Living on Sandgate Esplanade. Set directly on the seafront, Sandgate Esplanade is one of the area's most desirable locations. Just a short stroll along the promenade brings you to the heart of Sandgate village, where you'll find an eclectic variety of independent boutiques, inviting pubs, cafés, restaurants, and a thriving rowing club.

Enjoy coastal walks along The Leas toward Folkestone Harbour, home to the vibrant Harbour Arm a regenerated hotspot with champagne bars, eateries, and live music and explore the Creative Quarter with its buzzing café culture and arts scene. For breathtaking Channel views, The Leas clifftop promenade is just moments away.

Hythe, with a broader range of amenities, including a Waitrose, lies 3 miles west, while Folkestone is just 2 miles east. The area offers excellent leisure facilities, including sailing and rowing clubs, multiple golf courses, and the Imperial Hotel Leisure Centre. Commuters enjoy excellent connectivity, with High Speed trains to London St Pancras from Folkestone West (1 mile) and Ashford International (16 miles), plus easy access to the M20 and Channel Tunnel just 35 minutes to Calais.



The accommodation comprises:

ENTRANCE PORCH

Of timber framed construction in a lattice work design, approached via a flight of flagstone steps, panelled door with storm shutters and glazed fan light above opening to:

ENTRANCE HALL

Polished engineered oak flooring, staircase to first floor with polished timber moulded handrails, square banister rails and terminating in a turned newel post, walls panelled to dado rail height, coved ceiling, decorative ceiling rose, radiator concealed by decorative cover, door giving access to staircase to lower ground floor, square opening to dining room, door to:

SITTING ROOM

Attractive painted timber fireplace surrounded with marble insert encompassing a cast iron Georgian style hob grate above a marble hearth, decorative ceiling rose, coved ceiling, timber framed and double glazed window to front enjoying far reaching views of the sea, pair of timber framed and double glazed windows to side also enjoying views of the sea, radiators.

DINING ROOM

Attractive painted timber fireplace surround encompassing a freestanding wood burning stove above a tiled hearth, polished engineered oak flooring, walls panelled to dado rail height, coved ceiling, decorative ceiling rose, timber framed and double glazed window to front enjoying far reaching views of the sea, radiator.

GARDEN ROOM

Exposed brick chimney breast with wood burning stove above a granite hearth, tiled floor, granite worktop undermounted with stainless steel sink with mixer tap with cupboard, wine cooler and integrated fridge below, coordinating wall cabinets above, incorporating glazed display cabinets and wine rack, coordinating storage cupboard housing drop-down bed, tiled floor, panelled

and glazed casement doors opening to and overlooking the rear garden.

CLOAKROOM

Low-level WC, pedestal wash basin, shaver and light point, tiled floor, extractor fan.

LOWER GROUND FLOOR

HALLWAY

Polished engineered oak flooring, access to understairs storage cupboard, doors to bedroom, utility room and:

KITCHEN/BREAKFAST ROOM

A generous space incorporating a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher, square-edged tiled worktops inset with one and a half bowl sink and drainer with mixer tap, tiled splashbacks, coordinating wall cupboards with concealed lighting beneath, exposed brick chimney breast incorporating freestanding Rangemaster dual fuel range style cooker, integrated eye level microwave, integrated fridge and freezer, built-in storage cupboards, tiled flooring throughout, recessed lighting, timber framed and double glazed sash window to front enjoying views of the sea, radiator, door giving access to:

INTEGRAL DOUBLE GARAGE

Electronically operated roller door to front incorporating personal door, power and light.

BEDROOM

Former fireplace recess with painted timber surround, coved ceiling, timber framed and double glazed sash window to front enjoying views of the sea, radiator, door giving access to **walk-in wardrobe**, door to:

EN-SUITE SHOWER ROOM

Tiled walk-in shower enclosure fitted with thermostatically controlled monsoon shower, tiled floor, tiled walls, wash basin with mixer tap and vanity drawers beneath, low-level WC, heated towel rail, recessed lighting, extractor fan.



FIRST FLOOR LANDING

Polished engineered oak flooring, walls panelled to dado rail height, coved ceiling, access to loft space via a hatch fitted with a loft ladder, radiator concealed by decorative cover, doors to:

PRINCIPAL BEDROOM SUITE

Dressing Area

Fitted with a range of built-in wardrobe cupboards concealed by sliding mirrored doors, door giving access to shelved linen cupboard, door to en-suite bathroom, archway leading to the:

Bedroom

Coved ceiling, decorative ceiling rose, timber framed and double glazed windows to front and side commanding far reaching views of the sea and around the bay to Dungeness, radiators.

En-Suite Bathroom

Panelled bath fitted with mixer tap and handheld shower, low-level WC, pedestal wash basin, tiled shower enclosure fitted with Aqualisa shower, mirrored and illuminated alcove, tiled floor, tiled walls, pair of wall light points, shaver point, coved ceiling, extractor fan, timber framed and double glazed window to side enjoying views of the sea, radiator.

BEDROOM

Built-in wardrobe cupboards, coved ceiling, timber framed and double glazed window to rear overlooking the garden, radiator.

BEDROOM

Built-in wardrobe cupboards, coved ceiling, pedestal wash-basin, shaver and light point, timber framed and double glazed window to front commanding far-reaching views of the sea and around the bay to Dungeness, radiator.

BATHROOM

Panelled bath, low level WC, wash basin with mixer tap with vanity drawers below, illuminated mirror, shaver and light point, tiled floor, tiled walls, recessed lighting, timber framed and double glazed window to front, radiator, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low ragstone wall and is approached via a flight of semi-circular steps leading to a generous terrace paved in Yorkstone and brick pavers surrounded by borders planted with a variety of shrubs, herbaceous and other plants including lavender, roses, agapanthus, hebe and hydrangea amongst others. A further flight of steps with wrought iron balustrade lead to the front door and is flanked by slightly elevated block paved terraces.

REAR GARDEN

Directly to the rear of the house is a secluded courtyard garden which is paved for ease of maintenance and incorporates a generous **store room** housing the recently installed gas fired boiler and a pressurised hot water cylinder. From the courtyard, steps lead up to a split-level terrace with beds to either side planted with a group of specimen silver birches, skimias, cordylines, a fig tree, sambucus and Japanese anemones. From here steps lead beneath a timber-framed pergola supporting a grapevine to a level expanse of lawn, enclosed by timber panelled fencing and ragstone walls and backed by a border well-planted with a variety of shrubs, herbaceous and other plants, including artichoke, wygelia, dahlias, hydrangea, lavender and peonies amongst others. Railway sleeper steps lead up to a Yorkstone pathway spanning the width of the garden, backed by a raised vegetable bed with asparagus, raspberries and blackberries and a mature wisteria. From here access can be gained to Sunnybank.

COUNCIL TAX

Band F approx. £3,515.36 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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







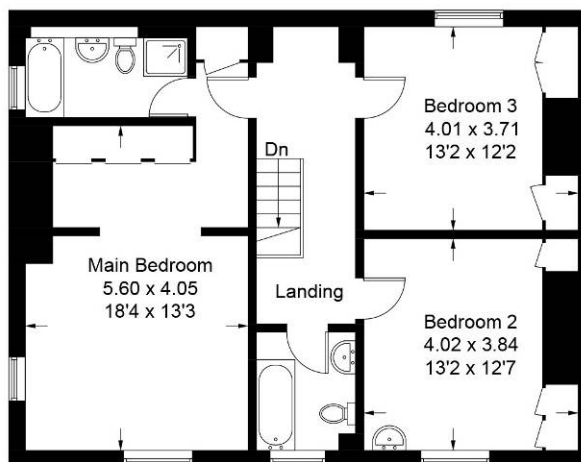




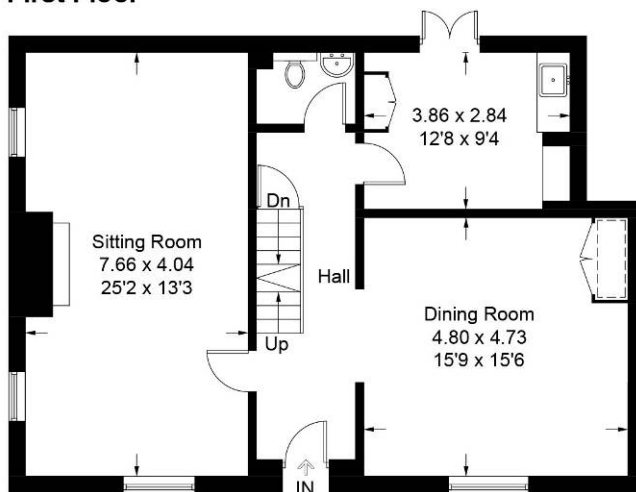
Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.

Grafton Cottage, Sandgate, CT20

Approximate Gross Internal Area
 Lower Ground Floor = 97.9 sq m / 1054 sq ft (Including Garage)
 Ground Floor = 80.7 sq m / 869 sq ft
 First Floor = 77.4 sq m / 833 sq ft
 Total = 256 sq m / 2756 sq ft



First Floor



Ground Floor

= Reduced headroom below 1.5m / 5'0"



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1222568)