



49 High Street, Hythe, Kent CT21 5AD



## 2 GARDEN COTTAGES, WILBERFORCE ROAD, SANDGATE

**£525,000 Freehold**  
**NO ONWARD CHAIN**

In the heart of the village, this enchanting period house, which is believed to date to the 1820 s, exudes charm and character throughout the well appointed interior. The spacious accommodation comprises two open plan reception rooms, kitchen, three double bedrooms and a bathroom. pretty tiered garden to the rear. EPC D



## **2 Garden Cottages, Wilberforce Road, Sandgate CT20 3HU**

### **Entrance Hall, Sitting Room open plan to Dining Room, Kitchen, Three Bedrooms and a Bathroom, Gardens to Front and Rear**

#### **DESCRIPTION**

Garden Cottages are a terrace of four similarly attractive, unlisted, period properties which are believed to date to the 1820 s. No.2 is an enchanting property which exudes charm and character throughout the well appointed interior.

The property offers particularly comfortable accommodation which is elegantly proportioned with high ceilings and a wealth of original features. This includes an entrance hall leading directly in to the dining room which is open plan to the sitting room. There is a well fitted kitchen to the rear. On the first floor there is a generous bedroom, the bathroom and separate W.C. with two further bedrooms on the second floor, one enjoying views of the sea.

There is a pretty front garden set behind decorative wrought iron railings and to the rear, the garden is tiered providing a delightfully secluded environment for alfresco dining and entertaining.

#### **SITUATION**

Wilberforce Road is a popular location moments from the beach and is accessed from the main A259 that runs along the coast between Sandgate and Hythe. It is only a short walk along the promenade to the charming and sought-after village centre, with its eclectic mix of boutique shops, public houses, restaurants, cafes and rowing club. The coastal path can be followed along the foot of The Leas all the way to Folkestone Harbour with the recently regenerated "Harbour Arm" with champagne bar, restaurants, cafes and live music. Beyond the Harbour is the Creative Quarter, home to a host of artists, a thriving café culture and many other creative activities. Folkestone also boasts The Leas promenade providing a beautiful walk into Folkestone, along the cliff top from where unrivalled Channel views can be enjoyed.

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). 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 VESTIBULE**

Entered via a timber panelled door with glazed fan light above, staircase to first floor, door to:

#### **DINING ROOM**

Engineered oak flooring, access to deep under-stairs storage cupboard, window to rear, radiator, glazed door to kitchen, open plan to:





### **SITTING ROOM**

Attractive painted timber fireplace surround with tiled hearth, engineered oak flooring, exposed brick feature wall, pair of wall-light points, bay with sash windows to front overlooking the garden, radiator.

### **KITCHEN**

Fitted with a range of base cupboard and drawer units incorporating space for freestanding stove, space and plumbing for washing machine and integrated slimline dishwasher, roll top timber effect work surfaces inset with stainless steel sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards incorporating glazed display cabinets, space for free standing fridge/freezer, access to loft space, recessed lighting, double glazed window to side, stable door opening to the side.

### **FIRST FLOOR LANDING**

Staircase continuing to second floor, radiator, doors to:

### **SEPARATE W.C.**

Low level WC, sash window to rear, access to loft space, recessed lighting, radiator.

### **BEDROOM**

Bay with sash windows to front, radiators.

### **BATHROOM**

Panelled bath fitted with mixed tap and handheld shower, tiled shower enclosure with thermostatically controlled shower, wash basin with vanity cupboard below, wall mounted Alpha gas fired boiler, shelved storage cupboard, window to rear overlooking the garden, radiator.

### **SECOND FLOOR LANDING**

Double glazed window to rear, hatch giving access to loft space with loft ladder, radiator, doors to:

### **BEDROOM**

Polished timber floorboards, built in wardrobe cupboards, dormer with sash window to front commanding views of the sea, radiator.

### **BEDROOM**

Attractive marble fireplace surround with cast iron hob grate. polished timber floorboards, dormer with double glazed windows to rear overlooking the garden, radiator.

### **OUTSIDE**

#### **FRONT GARDEN**

The property is approached via a Yorkstone pathway and steps shared between numbers 2 and 3 garden cottages, with a central archway leading to the path which continues to the front doors of both properties. To the side of the path the garden is topped in slate chippings for ease of maintenance with various specimen shrubs and decorative wrought iron railings topping the front wall.

#### **REAR GARDEN**

Accessed from the kitchen is a pathway leading to an undercroft storage area and a side gate giving access to the main entranceway. From here a flight of steps lead up to the garden which is tiered over two levels, the first with an astroturf lawn and elevated decked terrace. The lawn is backed by a ragstone wall with a central flight of Yorkstone steps leading up to a further paved terrace at the top of the garden, both spaces are ideal for alfresco dining and entertaining.

#### **EPC Rating Band D**

#### **COUNCIL TAX**

Band C approx. £2163.89 (2025/26)  
Folkestone & Hythe District Council.

#### **VIEWING**

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













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## 2 Garden Cottage's, Wilberforce Road, Sandgate

Approximate Gross Internal Area :-

Ground Floor :- 37.47 sq m / 403 sq ft

First Floor :- 38.06 sq m / 410 sq ft

First Floor :- 34.93 sq m / 376 sq ft

Total :- 110.46 sq m / 1189 sq ft

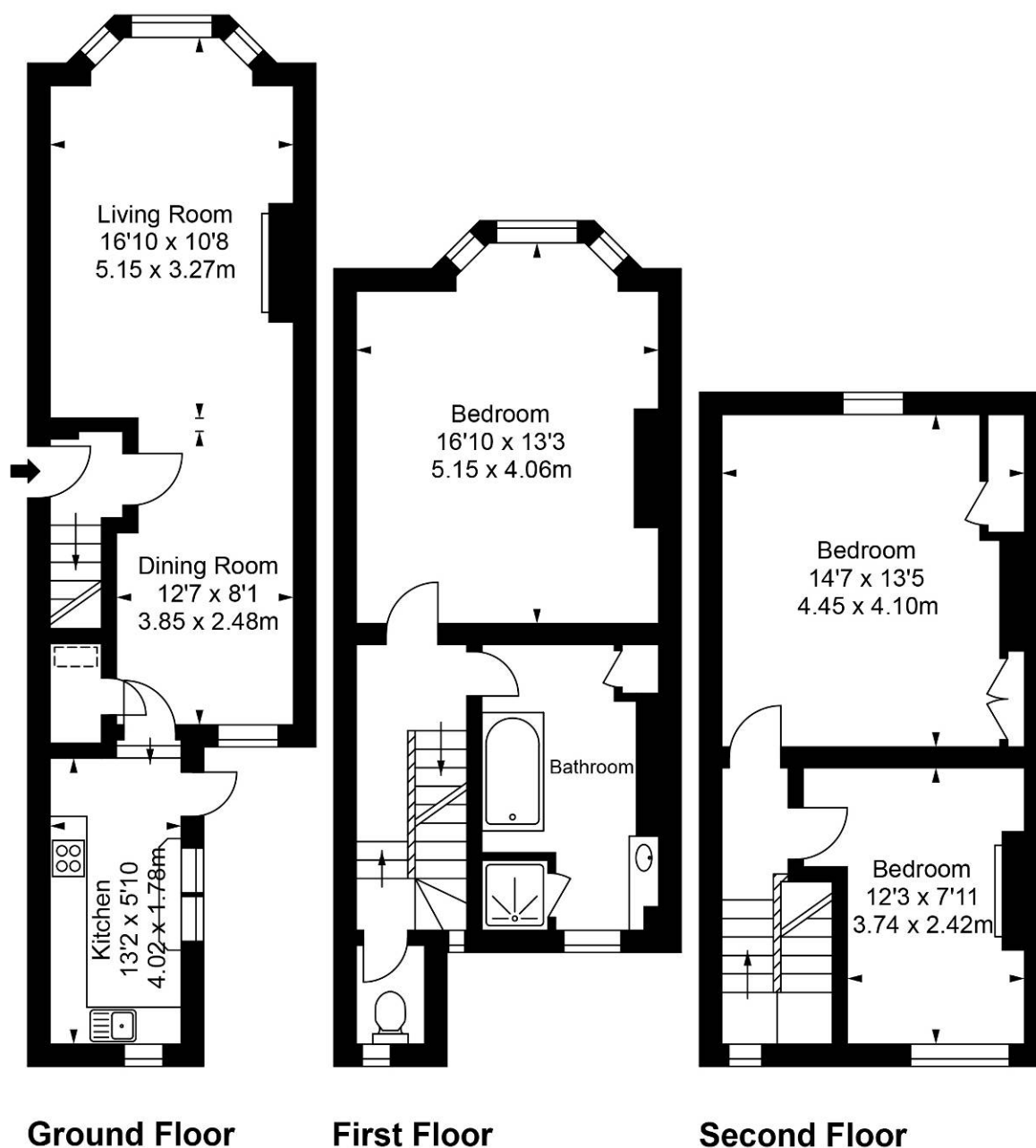


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