



49 High Street, Hythe, Kent CT21 5AD



4 WELLINGTON PLACE, SANDGATE

£895,000 Freehold

A stunning period home, just off Sandgate Esplanade, in a desirable and slightly elevated position from where it commands beautiful views of the sea. The house offers impeccably presented, comfortably proportioned accommodation including 3 reception rooms and 4 bedrooms (2 en-suites). Secluded garden, garage. EPC D



4 Wellington Place, Sandgate CT20 3DN

**Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room,
Garden Room open plan to Kitchen, Utility Room, Cloakroom,
Four Bedrooms (Two En-Suites), Bathroom, Laundry Room,
Lookout Room,
Secluded Split Level Courtyard Garden, Garage**

DESCRIPTION

A splendid period home nestled on Sandgate's picturesque Hillside, in an exclusive location from where the house enjoys some wonderful views of the sea. This handsome property exudes charm and character throughout with a wealth of original features complimented by a well planned contemporary addition to the rear which provides the modern open plan way of living so many of us desire.

The accommodation comprises a welcoming entrance hall leading to the sitting room with its cosy open fireplace, deep bay window and double doors to the dining room. The dining room is open plan to a superb glazed garden room which is in turn open plan to the contemporary kitchen. Expansive glazing unites the space with the outside space and creates the perfect environment for large social gatherings. There is also a utility room and cloakroom on the ground floor. Over the first and second floors are four bedrooms, two with en-suites, a bathroom and the lookout room, the perfect vantage point from which enjoy the sea views.

The house has the unusual advantage of a garage – quite a rarity for the location. There is also an incredibly secluded walled, split level courtyard garden to the rear.

SITUATION

Wellington Place is a desirable location moments from the beach, accessed from Sandgate Esplanade (A259), that runs along the coast between Sandgate and Hythe. It is only a short walk along the promenade with the wide stretch of shingle beach alongside to the charming and sought-after village centre, with its eclectic mix of local shops, boutiques, public houses, cafes and restaurants.

The Cinque Ports Town of Hythe, with its wider range of amenities including Waitrose is approximately 2.5 miles to the west and the larger town of Folkestone is about 1.5 miles to the east. There is 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 (1.7 miles) 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 effect composite
panelled door with double glazed fan light

above, double glazed window to side
enjoying views towards the sea, encaustic
tiled floor, radiator, glazed door with glazed
fan light above opening to:

ENTRANCE HALL

Staircase to first floor with moulded handrail, square banister rails and terminating in a turned newel post, access to deep understairs storage cupboard, Amtico parquet flooring in a herringbone design, dado rail, radiator. doors to:

SITTING ROOM

Attractive cast iron fireplace surround with provision for an open fire above a granite hearth with low-level storage cupboards to either side, Amtico parquet flooring in a herringbone design, deep moulded cornice, bay with double glazed sash windows to front fitted with folding plantation style shutters and views to the side of the sea, radiator, glazed double doors with glazed panels to either side and fan light above opening to

DINING ROOM

Attractive cast iron fireplace surround above a granite hearth with full height shelved storage cupboard to the right and low level storage cupboard with display shelving above to the left, Amtico parquet flooring in a herringbone design, deep moulded cornice, radiator, glazed panel to kitchen, open plan to:

GARDEN ROOM

Of uPVC and double glazed construction beneath a pitched double glazed roof, polished porcelain tiled flooring which extends into the kitchen, double glazed casement doors opening to and overlooking the garden, column radiator, open plan to the:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units in a sleek modern finish and incorporating integrated dishwasher and integrated double oven/grill, square edged quartz worktops, inset with stainless steel sink with mixer tap and four burner gas hob, integrated fridge and freezer, access to deep shelved larder cupboard, coved ceiling, recessed lighting, double glazed window to rear.

CLOAKROOM

Black and white tiled floor, tiled walls, low level WC, wall hung wash basin, recessed lighting, extractor fan, radiator.

UTILITY ROOM

Painted timber worktop undermounted with deep ceramic butlers sink with mixer tap, cupboard below and recesses to side for washing machine and tumble dryer, tiled splashbacks, wall shelving, extractor fan, double glazed window to front.

FIRST FLOOR LANDING

Double glazed window with rooftop and sea views (fitted with plantation style shutters), large mirror over stairwell, radiators, staircase continuing to second floor, doors to:

PRINCIPAL BEDROOM

Bay with double glazed windows enjoying sea views (fitted with plantation style shutters), built-in wardrobe, built-in cupboard into alcove with shelving above, radiator.

EN-SUITE BATHROOM

Panelled bath with thermostatically controlled shower over, glazed shower screen, pedestal wash hand basin, low level WC, bidet, tiled walls, tiled floor, recessed lighting, extractor fan, high level glass brick block window to landing, heated ladder towel rail.

LOOKOUT ROOM

Double glazed windows to two sides enjoying panoramic views of the sea and around the bay to Dungeness.

LAUNDRY ROOM

Double glazed window enjoying views of the sea, fitted worksurface, radiator.

INNER HALL

Double glazed window to side enjoying views between rooftops to the sea beyond (fitted with plantation style shutters), engineered oak flooring, radiator, door to:





BEDROOM

Built-in wardrobe cupboards, double glazed window with views of the sea between buildings (fitted with plantation style shutters), engineered oak flooring, radiator.

EN-SUITE SHOWER ROOM

Tiled shower enclosure, low level WC, wash hand basin, radiator, tiled floor, extractor fan, recessed lighting, high level glass brick block window to landing.

SECOND FLOOR LANDING

Access to loft hatch, large feature mirror over stairwell.

BEDROOM

Fitted wardrobe cupboards and access to further built-in cupboard, double glazed window to side enjoying views of the sea (fitted with plantation style shutters), engineered oak flooring, radiator.

BEDROOM

Fitted wardrobe cupboards, double glazed window enjoying views of the sea and around the bay to Dungeness (fitted with plantation style shutters) further double glazed window to enjoying views of the sea, picture rail, engineered oak flooring, radiator.

FAMILY BATHROOM

Freestanding bath with central freestanding mixer tap and separate handheld shower attachment, low-level WC, pedestal wash basin, double glazed window to side with views of the sea (fitted with plantation style shutters), recessed lighting, extractor fan, tiled walls, tiled floor, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is approached via a flight of black and white tiled steps and is largely topped in shingle for ease of maintenance which also extends to the side of the house, the perfect position for

a small table and chairs for two and the perfect vantage point from which to enjoy the sea views.

REAR GARDEN

The split-level rear garden is entirely enclosed by rendered walls and provides a stunning sheltered environment in which to relax and dine al fresco. It is paved in porcelain tiles for ease of maintenance. Outside lighting, outside tap, storage shed. Gate giving access to Wellington Place where access can be gained to the:

GARAGE

Of a generous size with up and over door to front, power and light.

EPC Rating Band D

COUNCIL TAX

Band E approx. £2,974.53 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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


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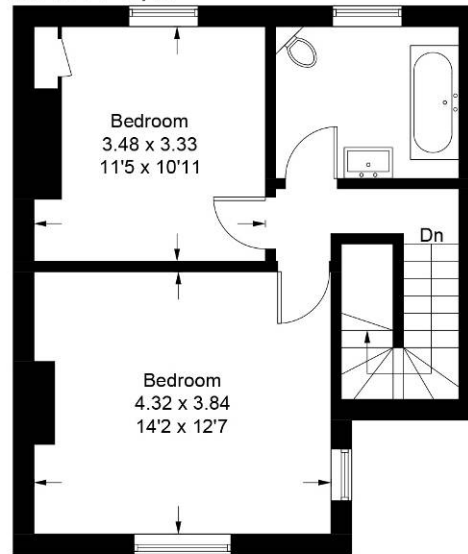


Wellington Place, Sandgate, CT20

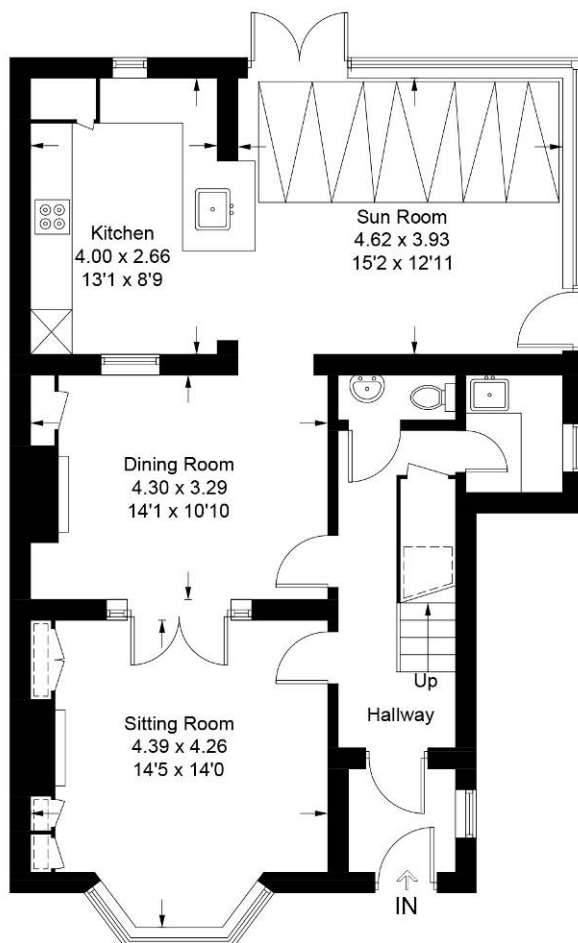
Approximate Gross Internal Area
 Ground Floor = 82.0 sq m / 883 sq ft
 First Floor = 60.4 sq m / 650 sq ft
 Second Floor = 41.6 sq m / 448 sq ft
 Total = 184.0 sq m / 1981 sq ft



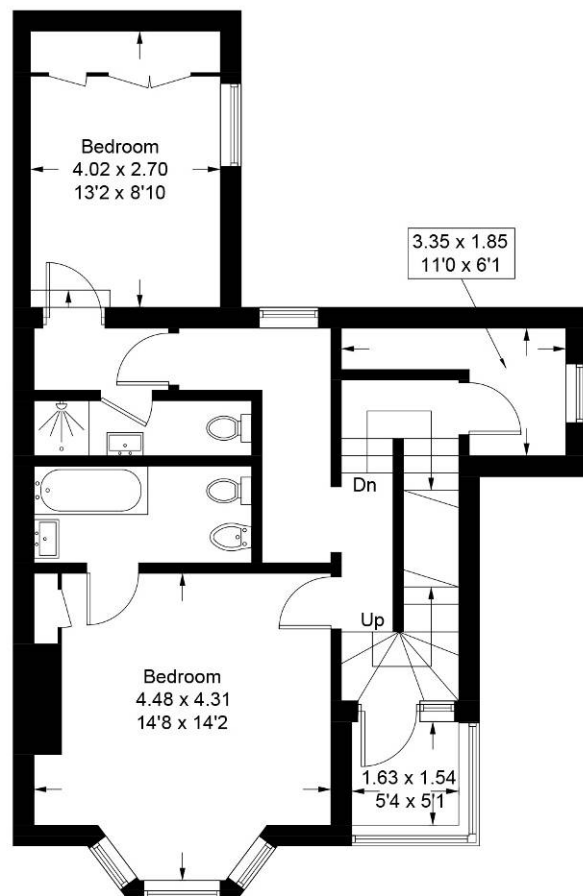
 = Reduced headroom below 1.5m / 5'0"



Second Floor



Ground Floor



First Floor

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