



49 High Street, Hythe, Kent CT21 5AD



## **SPINDRIFT, BREWERS HILL, SANDGATE**

**£1,250,000 Freehold**

Moments from the beach, an exceptional property, enviably situated on Sandgate's picturesque hillside, from where it commands stunning views of the sea. Stunning kitchen/breakfast room open plan to dining room and garden room, study, sitting room, 4 bedrooms (1 en-suite), garage, parking, gardens. EPC C



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# **Spindrift, Brewers Hill, Sandgate CT20 3DH**

**Entrance Hall, Sitting Room, Dining Room, Garden Room,  
Kitchen/Breakfast Room, Study, Utility Room, Cloakroom,  
Four Double Bedrooms (the principal bedroom with en-suite shower  
room and walk-in wardrobe), Bathroom and Shower Room,  
Landscaped Gardens, Garage, Ample Parking**

## **DESCRIPTION**

Enviably situated in an exclusive location on Sandgate's picturesque hillside from where it commands magnificent views of the sea and to the coast of France on a clear day, this exceptional property occupies a delightfully secluded plot of a little over 0.4 of an acre with beautiful landscaped gardens surrounding it to all sides.

The current owners have extensively refurbished the property during their period of ownership and the house is now impeccably presented in a smart contemporary style and offers accommodation of particularly comfortable proportions which has been reconfigured to compliment a modern lifestyle. The accommodation, which is largely focused to the south so that the views of the sea can be enjoyed from all of the principal rooms, includes a wide and welcoming entrance hall leading to the spacious sitting room, a stunning kitchen/breakfast room which opens on to a covered veranda and is open plan to the dining room which in turn is open to the glazed garden room. There is also a study, utility room and cloakroom on the ground floor. The first floor comprises a capacious landing, four double bedrooms, three opening onto south/sea facing balconies, the principal with en-suite shower room and a walk-in wardrobe. There is also a bathroom and further shower room.

The gardens afford the property with a great deal of privacy being approached via a long driveway providing ample parking and access to the garage. The level garden to the front of the house enjoys an expanse of lawn and a large terrace with hot tub – the perfect position in which to relax and entertain alfresco. There is a further lawned garden to the rear.

## **SITUATION**

From Sandgate Esplanade (A259) turn onto Wellington Place, follow the road and take a sharp left, this continues to Brewers Hill, an exclusive location moments from the beach. 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 HALL**

Entered via a pair of timber effect composite and double glazed doors with double glazed windows to either side, travertine tiled floor, wall light points, coved ceiling, recessed lighting, staircase to first floor with moulded handrail, square chamfered banister rails and terminating in a coordinating newel post, column radiators, door to **walk-in coats cupboard** fitted with a comprehensive range of built-in cupboards, doors to:

### **SITTING ROOM**

Contemporary electric fire with provision for wall-mounted TV above, wall light points, coved ceiling, double glazed casement doors with double glazed windows to either side fitted with folding plantation-style shutters, opening to the front garden from where views of the sea can be enjoyed, double glazed window to side, fitted with folding plantation-style shutters, two column radiators.

### **STUDY**

Well fitted with a comprehensive range of base cupboard and drawer units framing a built-in desk with full height storage to side and a further full wall of shelved storage cabinets, coved ceiling, double glazed windows side and rear overlooking the garden, radiator.

### **DINING ROOM**

Travertine tiled floor, wall light points, coved ceiling, column radiator, open plan to kitchen and open plan to:

### **GARDEN ROOM**

In part set beneath a vaulted double glazed ceiling with double glazed windows and casement doors to two sides, opening to and overlooking the gardens from where stunning views of the sea can be enjoyed, travertine tiled floor, column, radiator.

### **KITCHEN/BREAKFAST ROOM**

A generous space incorporating a comprehensive range of base cupboard and drawer units in a sleek contemporary finish incorporating integrated wine cooler, pull out corner storage cupboards and integrated dishwasher, square edged quartz work tops with coordinating upstands, deep stainless steel one and a half bowl sink with grooved drainer to side and mixer tap, coordinating wall cupboards incorporating glazed display cabinets, further bank of units incorporating integrated full height freezer, full height fridge, pair of electric ovens with warming drawers beneath and integrated microwave oven. Coordinating L-shaped island unit with further storage cupboards, deep pan drawers and pull out recycling drawers with quartz work top inset with five burner induction hob with stainless steel and illuminated extractor hood above, travertine tiled floor throughout, coved ceiling, recessed lighting, double glazed windows to side and rear overlooking the gardens, double glazed bi-folding doors opening to and uniting the space with a **covered terrace**, also tiled in travertine, and providing the perfect space for alfresco dining and entertaining and from where to enjoy the views of the sea.

### **UTILITY ROOM**

Base cupboard with recesses and provision for washing machine and tumble dryer to side, quartz work top inset with stainless steel sink and drainer with mixer tap, coloured glass splashbacks, coordinating wall cupboards, full height storage cupboard housing Vaillant gas-fired boiler, travertine tiled floor, coved ceiling, recessed lighting, double glazed window and door opening to the rear garden, radiator.

### **CLOAKROOM**

Wall-hung WC, wall-hung washbasin, tiled floor, tiled walls, recessed lighting, obscured double-glazed window to rear, heated ladder rack towel rail.







### FIRST FLOOR LANDING

A generous space spanning the full depth of the property with access to eaves storage, wall light points, coved ceiling, recessed lighting, access to loft space, double glazed Velux roof light to front, double glazed window to rear, overlooking the garden, column radiator, built-in heated linen cupboard housing factory-lagged hot water cylinder, doors to:

### PRINCIPAL BEDROOM

Coved ceiling, recessed lighting, double glazed casement doors with double glazed windows to either side fitted with folding plantation style shutters, opening to a private **balcony** from where glorious views of the sea can be enjoyed, column radiator, doors to en-suite shower room and **walk-in wardrobe** fitted with a comprehensive range of shelving and hanging rails, coved ceiling, access to loft space.

### EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising twin-sized walk-in shower enclosure fitted with monsoon shower, low level WC, pair of wall-hung wash basins with vanity drawers below and mixer taps, coordinating vanity cupboards above, recessed lighting, extractor fan, travertine tiled floor and walls, obscured double glazed window to rear, heated ladder rack towel rail.

### BEDROOM 2

Built-in wardrobe cupboard, coved ceiling, recessed lighting, double glazed sliding doors with double-glazed windows to either side, opening to a generous **balcony** from where glorious views of the sea can be enjoyed, radiator.

### BEDROOM 3

Built-in wardrobe cupboard, coved ceiling, recessed lighting, double glazed sliding doors with double glazed window to side, opening to a generous south facing balcony from where glorious views of the sea can be enjoyed, radiator.

### BEDROOM 4

Coved ceiling, double glazed window to side, radiator.

### SHOWER ROOM

Tiled shower enclosure fitted with thermostatically controlled shower, low level WC, wall hung washbasin with mixer tap and vanity drawer below, tiled floor, tiled walls, recessed lighting, obscured double glazed window to rear, heated ladder rack, towel rail.

### BATHROOM

Well fitted with a contemporary suite comprising panelled bath with mixer tap and thermostatically controlled shower and glazed shower screen, low level WC, wall hung wash basin with mixer tap and vanity drawer below, tiled floor, tiled walls, recessed lighting, obscured double glazed window to rear, heated ladder rack towel rail.

### THE GARDENS

Spindrift occupies a generous plot of a little over 0.4 of an acre and is approached via a tarmac driveway providing off-road parking for a number of vehicles and access to the detached garage. From the drive, a flight of block-paved steps with wrought iron balustrade lead to a wide block-paved pathway in a herringbone design which leads to the front door. To the right is an expanse of lawn edged by borders stocked with various specimen shrubs including hebe, rhododendron, laurel and camellias amongst others. To the left is a generous terrace decked in composite decking, incorporating a sunken hot tub and enclosed by glazed balustrade. This area is set before the covered terrace. Beyond is a further sunken terrace where there is a purpose-built pizza oven and barbecue area.

A pathway leads past the side of the house where there are two timber-framed storage sheds and a flight of steps leading to the rear garden which is largely occupied by a generous expanse of level lawn backed by a bank of shrubs, herbaceous and other plants.







## DETACHED GARAGE

Of timber-framed construction and of a generous size, equipped with power and lighting with overhead storage above and window to side, electronically operated door to front.

## EPC Rating Band C

## COUNCIL TAX

Band G approx. £4,056.18 (2025/26)  
Folkestone & Hythe District Council.

## VIEWING

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



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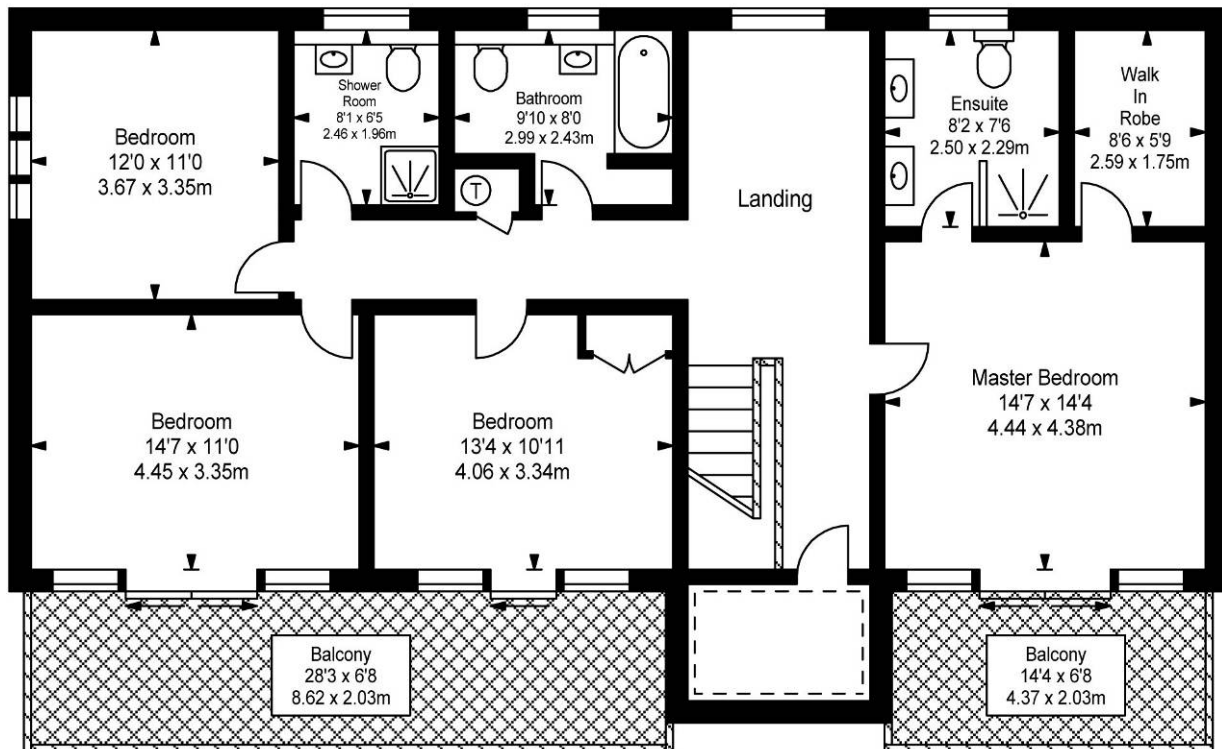
# Spindrift, Brewers Hill, Sandgate

Approximate Gross Internal Area :-

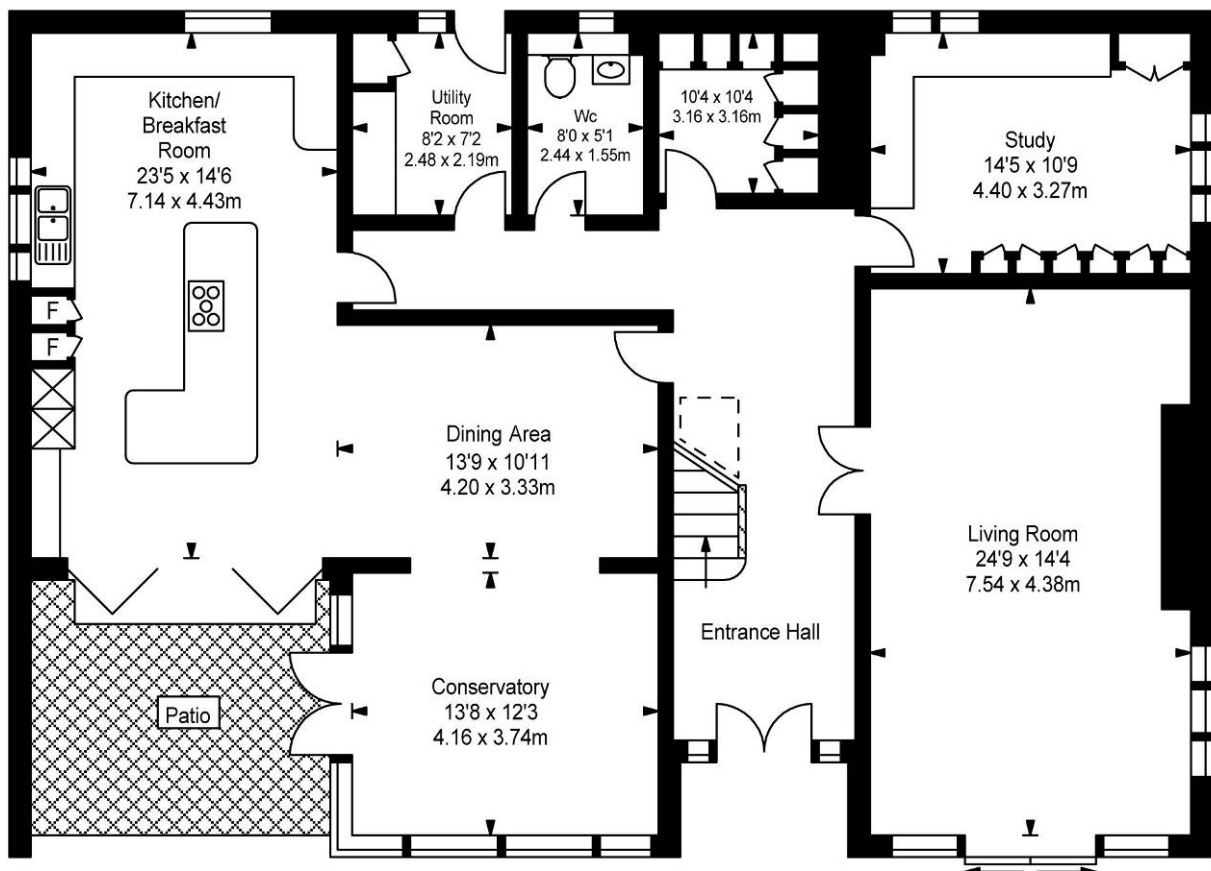
Ground Floor :- 154.41 sq m/ 1662 sq ft

First Floor :- 123.64 sq m/ 1331 sq ft

Total :- 278.05 sq m/ 2993 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.