



49 High Street, Hythe, Kent CT21 5AD



**WHITE COTTAGE,
4 GRANVILLE ROAD EAST, SANDGATE**

**£200,000 Freehold
NO ONWARD CHAIN**

An idyllic coastal hideaway, perfect for relaxing by the sea. This charming seaside retreat offers beautifully appointed, comfortable living just moments from the water. It features a fully equipped kitchen, a first-floor sitting room with beautiful sea views, a modern shower room, and a cosy mezzanine sleeping area. EPC C



**White Cottage,
4 Granville Road East, Sandgate CT20 3AJ**

**Kitchen/Breakfast Room, Living Space,
Mezzanine Sleeping Space, Shower Room**

DESCRIPTION

The perfect coastal retreat. Recently refurbished to a high standard with meticulous attention to every detail, this charming seaside escape offers comfort, style, and stunning sea views. The property features a fully equipped kitchen with a bespoke installation by Thoroughly Wood, ideal for relaxed mornings or cosy evenings in.

On the first floor, a bright and inviting living space provides stunning views across the water – the perfect spot to unwind and watch the changing tides. A contemporary shower room by CP Hart adds modern convenience, while the beautifully designed mezzanine level creates a cosy and intimate sleeping space above.

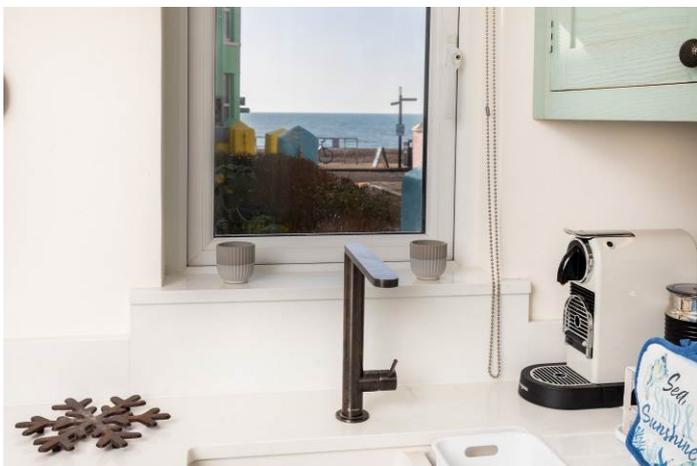
Thoughtfully updated yet full of character, this retreat blends modern comfort with the calming atmosphere of the coast – an idyllic hideaway by the sea.

SITUATION

Granville Road East runs between Sandgate High Street and Granville Parade in the heart of this charming and sought-after village by the sea which comprises an eclectic mix of village store, many trendy restaurants, boutiques, galleries, public houses, cafes and antiques shops. The long stretches of shingle beach and rowing club can be found by stepping out of the front door and turning left to Granville Parade from where the coastal path can be followed along the foot of The Leas all the way to Folkestone harbour with the recently revitalised Harbour Arm with champagne bar, restaurants, cafes and live music. Sandgate beach (Granville Parade) is one of only thirteen UK sites proposed for official designated bathing water status.

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 a mile to the east. There are a variety of sporting facilities available along the coast, including rowing and sailing clubs, tennis and padel clubs, cricket club 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 around 53 minutes, is available at Folkestone West Station (1 mile) and Ashford International (16 miles) and Eurostar services to Paris and Brussels are also available at the latter. The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant.



The accommodation comprises:

KITCHEN

Entered via a timber effect, composite stable door with obscured double glazed panel, well fitted with a comprehensive range of bespoke cabinetry by Thoroughly Wood incorporating pull out bin drawer, corner carousel unit, wine rack, pull out trays integrated Bosch slimline dishwasher, integrated washing machine and tumble dryer, integrated Neff electric oven and Mercury warming drawer, flight of drawers, square edged quartz worktops and upstands inset with two burner induction hob, undermounted with deep one and a half bowl sink with grooved drainer to side and mixer tap, coordinating wall cupboards incorporating extractor hood above the hob, integrated fridge with icebox, illuminated wall shelving, coordinating full height storage cupboard housing Worcester gas-fired boiler, ceramic tiled floor in a wood effect, opaque double glazed window to front, arched double glazed window to rear enjoying views to the sea, Mackenzie and Moncur of Edinburgh cast iron column radiator, recessed lighting, staircase to:

FIRST FLOOR

SITTING ROOM

The space being set beneath a partially vaulted ceiling, double glazed window to front fitted with folding plantation style shutters, double glazed window to side, double glazed picture window to rear commanding far reaching views of the sea, both fitted with Designer Guild blinds, cast iron column radiator, spiral staircase to mezzanine floor, door to:

SHOWER ROOM

Well fitted with a contemporary CP Hart installation comprising tiled shower enclosure with thermostatically controlled shower, close coupled WC, wall hung wash basin with mixer tap, tiled splashback, flight of vanity drawers below, mirrored and illuminated wall cabinet above, shaver point, extractor fan, recessed lighting, heated ladder rack towel rail, built-in storage cupboards above the staircase, obscured double glazed window to front.

MEZZANINE LEVEL

With bed deck and glazed balustrade.

EPC Rating Band C

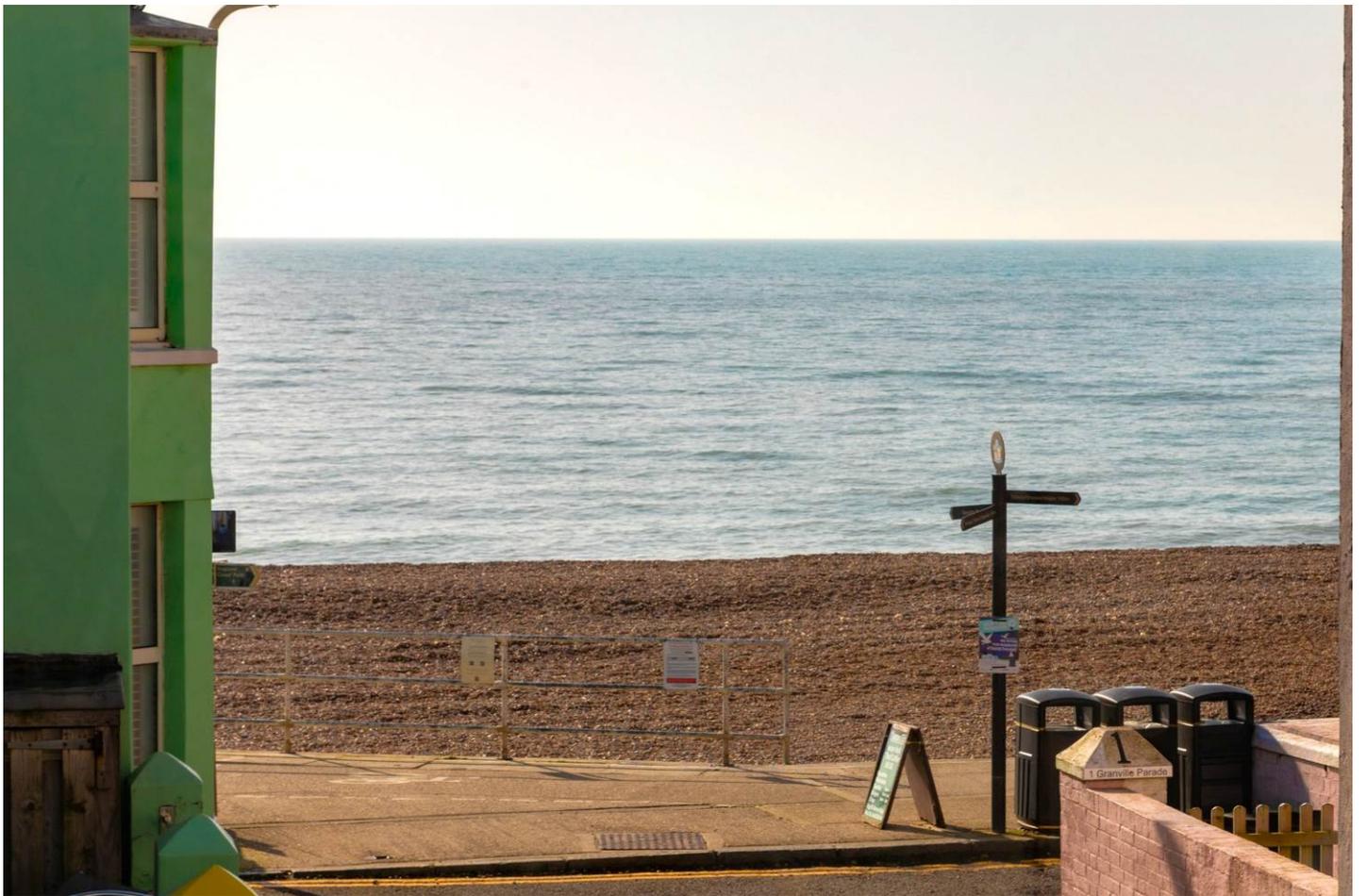
COUNCIL TAX

Band A approx. £1,622.47 (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.





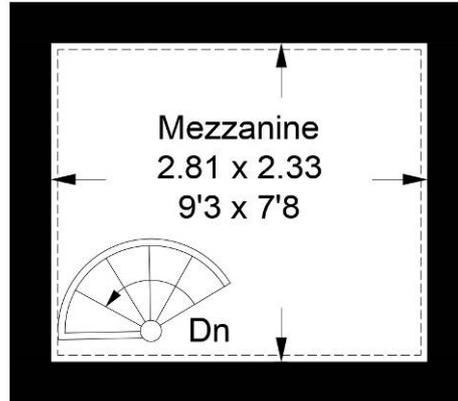


White Cottage, Sandgate, CT20

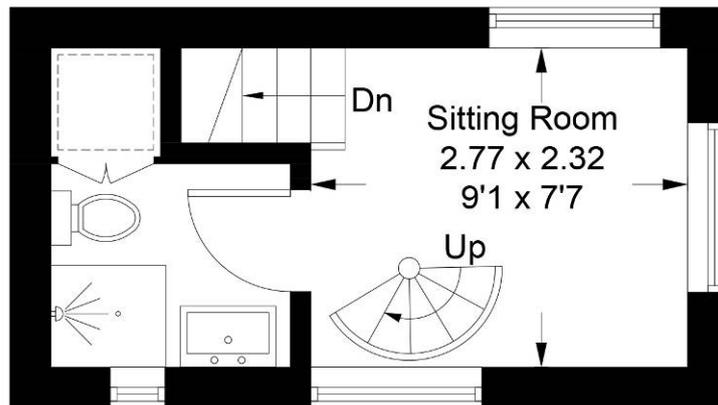
Approximate Gross Internal Area
Ground Floor = 11.0 sq m / 118 sq ft
First Floor = 10.9 sq m / 117 sq ft
Mezzanine = 6.5 sq m / 70 sq ft
Total = 28.4 sq m / 305 sq ft



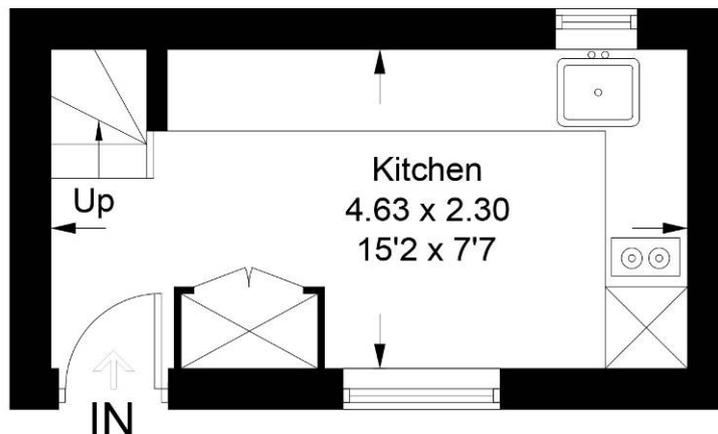
= Reduced headroom below 1.5m / 5'0



Mezzanine



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278243)