

LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



**44 LOWER CORNICHE,
HYTHE**

Guide Price £925,000 Freehold

No Onward Chain

Rarely available in this exclusive location is this waterfront gem which offers beautifully presented, spacious accommodation which is designed to compliment a modern lifestyle and is arranged to maximise the stunning sea views from all of the principal rooms, also from the sea facing garden. Double garage, parking. EPC D



44 Lower Corniche, Hythe CT21 5TP

Entrance Hall, Sitting Room, Study, Kitchen, Breakfast Area, Conservatory, Utility Room, Cloakroom, Four Bedrooms (one En-Suite shower Room), Bathroom. Double Garage, Parking, Sea Facing Garden

DESCRIPTION

Situated in a prime location, set above Sandgate Esplanade and from where it commands a stunning southerly vista of the sea and around the bay to Dungeness and the coast of France, this spacious and sun-filled family home provides a wonderful opportunity to live a fulfilled life by the sea in delightfully relaxed environment, with accommodation designed to compliment a modern lifestyle.

The accommodation, which enjoys a smart contemporary finish throughout, comprises an inviting entrance hall leading to the dual aspect sitting room which has bi-folding doors leading to the garden, a beautifully equipped kitchen with breakfast area which is open plan to the dining/living space, which unites the house with the sea facing garden and encourages indoor/outdoor living. There is also a study, cloakroom and utility room on the ground floor. The first floor comprises of four double bedrooms and a bathroom, the principal room with en-suite shower room and a south/sea facing balcony, the perfect spot to enjoy a morning coffee/evening glass of wine overlooking the spectacular views and breathe in the sea air, a separate bathroom and the first of two loft spaces offering the potential to create additional accommodation if required (subject to all necessary consents and approvals being obtained). The south facing garden provides a superb setting in which to relax and entertain alfresco whilst enjoying the expansive views. There is a spacious double garage (with second loft space above also offering potential), ample parking. The house could potentially be sold furnished and ready to just move in! Discuss with agent.

SITUATION

The Lower Corniche is a small and exclusive development, situated on the hillside above Sandgate and overlooking the English Channel, approximately 2½ miles from both the ancient Cinque Ports Town of Hythe and the larger town of Folkestone, recently voted as the best place to live in the South East. There are excellent educational facilities in the vicinity from primary schools to grammars, secondary schools, academies and colleges. The vibrant village of Sandgate where you can fill your day with paddleboarding, kayaking, kite surfing, jet foiling, canoeing or even a spot of fishing, enjoys an eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants and long stretch of shingle beach with sailing club a short walk away. The coastal path can be followed along the foot of The Leas all the way to Folkestone harbour and the revitalised Harbour Arm with champagne bar, restaurants, cafes and live music. The quaint, unspoilt Cinque Ports Town of Hythe, approximately 2½ miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), various independent shops and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

The area is fortunate in having particularly good communications as there are main line railway stations within easy reach and an access point for the M20 motorway (Junction 12) only 2 miles away, making it possible to reach Central London within about 1½ hours by both road and in less than an hour by rail. The High Speed Rail Link offers a journey time to the City of just under an hour and is available from Folkestone West & Central and also Ashford Stations. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is just over two miles away and Ashford International Passenger Terminal with Eurostar services to Paris & Brussels is only 20 minutes by car. The ferry port of Dover is approximately 12 miles away. (All distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite door with opaque glazed panels, tiled floor, staircase to 1st floor, coved ceiling, deep built-in cloaks cupboard, radiator, doors to:-

SITTING ROOM

Contemporary log effect gas fire, coved ceiling, recessed lighting, double glazed windows to front fitted with folding plantation style shutters, double glazed bifold doors opening to and uniting the space with the garden and enjoying far-reaching views of the sea, radiators.

STUDY

Coved ceiling, suspended bay with double glazed windows fitted with folding plantation style shutters to front, radiator.

BREAKFAST AREA

Open plan to and enjoying spectacular views through the conservatory and of the sea, the perfect position to enjoy the views with a coffee or glass of wine.

KITCHEN

Fitted with a comprehensive range of base cupboards and drawer units incorporating integrated dishwasher, square edged timber effect worktops inset with 1 and a 1/2 bowl stainless steel sink and drainer unit with mono tap and four burner gas hob with glass splashback and stainless steel extractor hood above, coordinating wall cupboards, further bank of units incorporating integrated fridge and freezer together with integrated double oven/grill, tiled floor, recessed lighting, square opening looking through the conservatory through which spectacular views of the sea can be enjoyed, radiator, door to:-

UTILITY ROOM

Space and plumbing for washing machine with cupboards to either side, square edged worktop inset with stainless steel sink and drainer unit with mixer tap, coloured glass upstands, coordinating wall cupboards one of which houses the Worcester wall mounted gas fired boiler, timber effect composite and

obscured double glazed door to side, tiled floor, radiator.

CONSERVATORY

Of UPVC and double glazed construction above a brick built base beneath a pitched double glazed roof, tiled floor, wall light points, two sets of casement doors to garden, reverse cycle radiator/air conditioner, door to:-

INTEGRAL DOUBLE GARAGE

Pair of up and over doors to front, power and light, drop down ladder giving access to fully boarded loft space.

CLOAKROOM

Low-level WC, wash basin with vanity unit below, tiled floor, extractor fan, radiator.

FIRST FLOOR LANDING

Access to deep heated linen cupboard housing Megaflow hot water cylinder, radiator, coved ceiling, access to loft space, doors to:-

BEDROOM ONE

Built-in double wardrobe cupboards, double glazed casement doors opening to decked **balcony** which is enclosed by glass balustrade and from where glorious views of the sea can be enjoyed, double glazed windows to the side, radiator, door to:-

EN-SUITE SHOWER ROOM

Tiled shower enclosure fitted with thermostatically controlled shower, low-level WC, wash basin with vanity unit below, shaver point, obscured double glazed window to side, heated ladder rack towel rail.

BEDROOM TWO

Coved ceiling, built-in cupboard, double glazed window to rear commanding far-reaching views of the sea, radiator.

BEDROOM THREE

Built-in double wardrobe cupboard, coved ceiling, double glazed window to front, radiator.

BEDROOM FOUR

Built-in double wardrobe cupboard, coved ceiling, double glazed window, radiator.



BATHROOM

Panelled bath fitted with mixer tap and separate thermostatically controlled shower and glazed shower screen, low-level WC, pedestal wash basin, extractor fan, double glazed window to rear with views of the sea, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the house is laid mainly to lawn with a pathway to the front door. There is a double width driveway before the attached double garage. Side access can be gained to the:

REAR GARDEN

The garden to the rear of the house has been designed for relative ease of maintenance with an expansive decked terrace, the ideal vantage point from which to breathe in the mesmerising views of the sea, encompassing a central area of lawn. Timber framed shed.

EPC Rating Band D

COUNCIL TAX

Band F approx. £3356.51 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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



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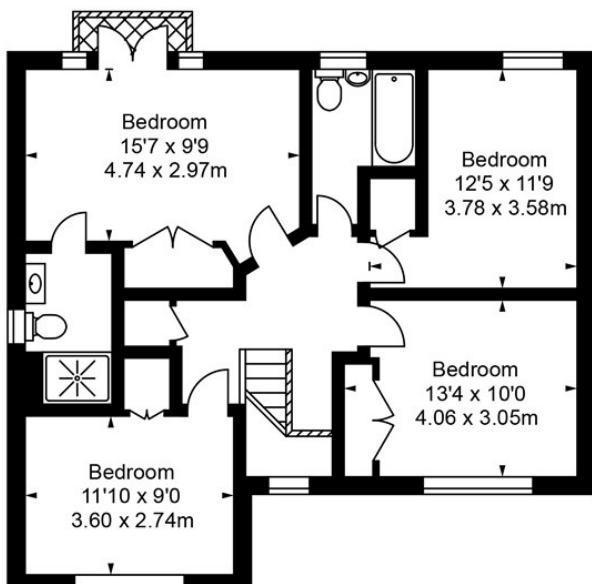
Lower Corniche, Hythe, CT21

Approximate Gross Internal Area :-

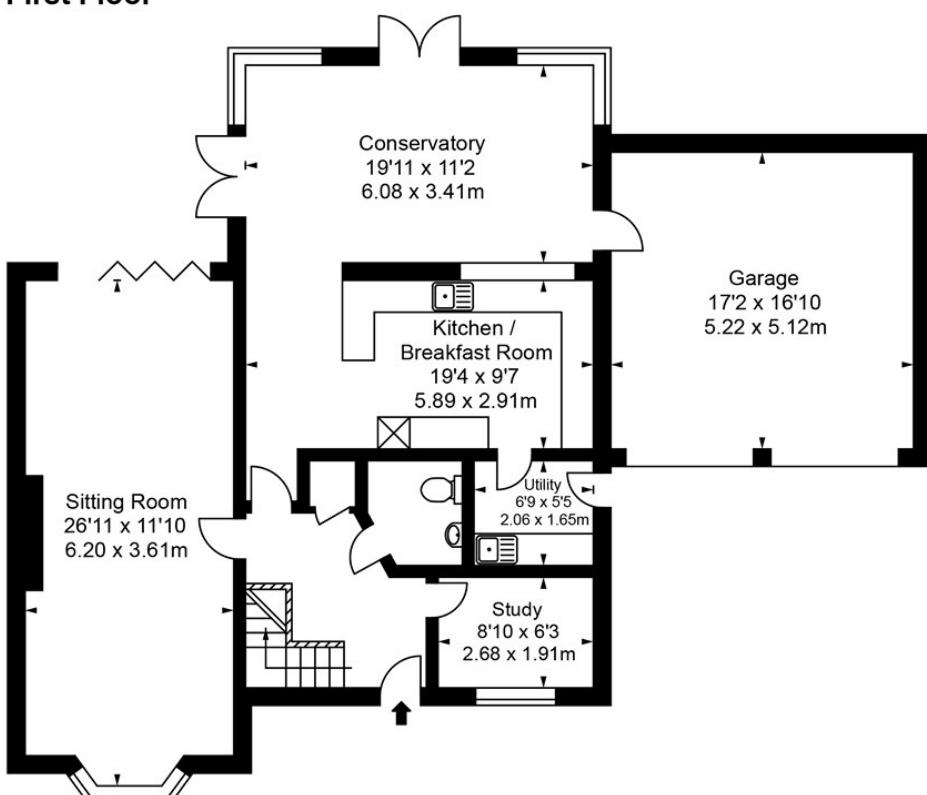
Ground Floor :- 121.50 sq m / 1308 sq ft

First Floor :- 71.00 sq m / 764 sq ft

Total :- 192.50 sq m / 2072 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com