



49 High Street, Hythe, Kent CT21 5AD



## **ENBROOK LODGE, HILLSIDE, SANDGATE**

**£795,000 Freehold**

**A substantial detached Grade II Listed period property situated in the desirable conservation area in the heart of this sought after village by the sea, from where it enjoys beautiful views of the sea. 3 reception rooms, conservatory, kitchen/breakfast room, 5 bedrooms, garden and the rare advantage of parking.**



# **Enbrook Lodge, Hillside, Sandgate CT20 3DB**

**Entrance Hall, Sitting Room, Inner Hallway, Drawing Room,  
Dining Room, Sitting Room, Conservatory, Kitchen/Breakfast Room,  
Shower Room, Lower Ground Floor Play Room, Store Room and Utility Room,  
Five Bedrooms, Sea Facing Balcony, Bath and Shower Rooms,  
Parking, South Facing Garden**

## **DESCRIPTION**

An enchanting Grade II Listed detached period house in a sought after location, in the heart of this desirable village by the sea. The property exudes charm and character throughout the spacious and versatile accommodation (which totals circa 3792 sq ft, including the lower ground floor) and although it is fair to say that whilst some improvements have been made, it now requires general refurbishment and updating but offers the potential to create a truly unique and exceptional home.

The accommodation comprises an entrance hall leading to a shower room and a cosy sitting room beyond which the inner hallway leads to two further reception rooms, a smartly fitted kitchen/breakfast room and a delightful conservatory from where views of the sea can be enjoyed. Over the first and second floors are five bedrooms, the principal bedroom opening to a south facing balcony from where glorious sea views can be enjoyed. There is also a bathroom and a shower room. The lower ground floor comprises ample storage, a playroom and store/utility room.

The delightful south facing garden provides a beautiful environment for alfresco dining and entertaining and also benefits from an access to Sandgate Road. To the front there is the rare benefit of a driveway providing off road parking.

## **SITUATION**

Hillside 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 HALL**

Entered via a timber panelled door, tiled floor, radiator, doors to sitting room and:

### **SHOWER ROOM**

Tiled shower enclosure with Aqualiza shower. low level W.C., pedestal wash basin, tiled floor, walls tiled to half height, window to side, radiator.

### **SITTING ROOM**

Stripped pine fireplace surround with shelved recess to side, generous window seat before a sash window to the side looking up Wilberforce Road, shelved recess, radiator, door to understairs storage cupboard, door to staircase to basement, door to:

### **INNER HALLWAY**

Broken by a central stripped pine archway with decorative corbel supports, staircase to first floor with polished timber moulded handrail, square banister rails and terminating in a shaped newel post, doors to dining room and drawing room, kitchen/breakfast room, sash window to side, radiators, original front door opening to **porch** with door to front and doorway to:

### **CONSERVATORY**

Of timber framed and double glazed construction above a brick built base and beneath a pitched double glazed roof with pair of opening roof lights, windows to three sides and pair of casement doors opening to the garden and from where views of the sea over rooftops can be enjoyed, radiator.

### **SITTING ROOM**

Stripped pine fireplace surround with brick insert and provision for an open fire, sash window to front looking through the conservatory to the garden and with views of the sea, pair of casement doors opening to and looking through the conservatory to the garden and with views of the sea, radiator, square opening to:

### **DINING ROOM**

Stripped pine fireplace surround with cast iron insert and original storage cupboards to either side, pair of astragal glazed casement doors opening to front, radiator, door returning to inner hall.

### **KITCHEN BREAKFAST ROOM**

Well fitted with a comprehensive range of base, cupboard and drawer units incorporating integrated fridge and freezer, space and plumbing for dishwasher, square edged woodblock work surfaces inset with one and a half bowl ceramic sink and drainer unit with mixer tap and four burner halogen hob, tiled splashbacks, coordinating wall cupboards and open shelving, integrated eye level double oven/grill, sash window to front overlooking the garden and with views over rooftops of the sea, radiator, door giving access to staircase to lower ground floor, door to garden.

### **FIRST FLOOR LANDING**

Sash window to side, radiator, staircase continuing to second floor, doors to:

### **BEDROOM**

Deep moulded cornice, two pairs of timber framed and double glazed casement doors opening to the balcony from where views of the sea can be enjoyed, radiator.

### **BALCONY**

Enclosed by a decorative wrought iron balustrade and from where panoramic views of the sea and around the bay to Dungeness can be enjoyed.

### **BEDROOM**

Attractive painted timber fireplace surround with cast iron insert and original storage cupboard to side, pair of timber framed and double glazed sash windows to front, commanding far reaching views of the sea, radiator.





## **BEDROOM**

Exposed timber floorboards, painted timber fireplace surround with cast iron insert, storage cupboards to either side, sash window to rear, enjoying views up the hillside, radiator.

## **SHOWER ROOM**

Tiled floor, tiled walls, shower enclosure backed by a glass block window affording natural light to the space, thermostatically controlled shower, recessed lighting, extractor fan.

## **BEDROOM**

Painted timber fireplace surround with cast iron insert, various built-in storage cupboards, pedestal washbasin with tiled splashback, sash window to side enjoying views towards the hillside, radiator.

## **BATHROOM**

Panelled bath fitted with mixer tap and handheld shower, low-level W.C., pedestal washbasin, window to front, radiator.

## **SECOND FLOOR LANDING**

Door to:

## **BEDROOM**

Various built-in storage cupboards, dormer with timber framed and double glazed window to side enjoying views over rooftops and of the sea, radiator.

## **LOWER GROUND FLOOR**

### **HALLWAY**

Accessed from the flight of stairs from the kitchen, the hallway leads to a door at the front of the house, window to side, access to storage cupboard, doorway to:

### **PLAYROOM**

Painted fireplace surround, access to understairs storage cupboard, sash window to rear overlooking the garden, radiators, door to:

## **STORE/UTILITY ROOM**

A generous space divided into two sections with two windows and a door to the front of the house, plumbing for washing machine, stainless steel sink and drainer unit with cupboards below, staircase returning to the sitting room.

## **OUTSIDE**

### **FRONT OF HOUSE**

To the front of the house there is a generous driveway providing off-road parking and access to the front door, a side walkway gives access to the:

### **REAR GARDEN**

To the rear of the house is a shallow paved terrace stepping down to the remainder of the garden which is laid extensively to lawn and is well enclosed by a combination of brick-built walls and timber-panelled fencing. A central pathway leads through the garden to a pathway which leads to Sandgate Road. There are beds within the garden planted with a variety of shrubs, herbaceous and other plants, including hydrangea, roses, hebe and camellia, amongst others.

### **COUNCIL TAX**

Band E approx. £2974.53 (2025/26)  
Folkestone & Hythe District Council.

### **VIEWING**

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

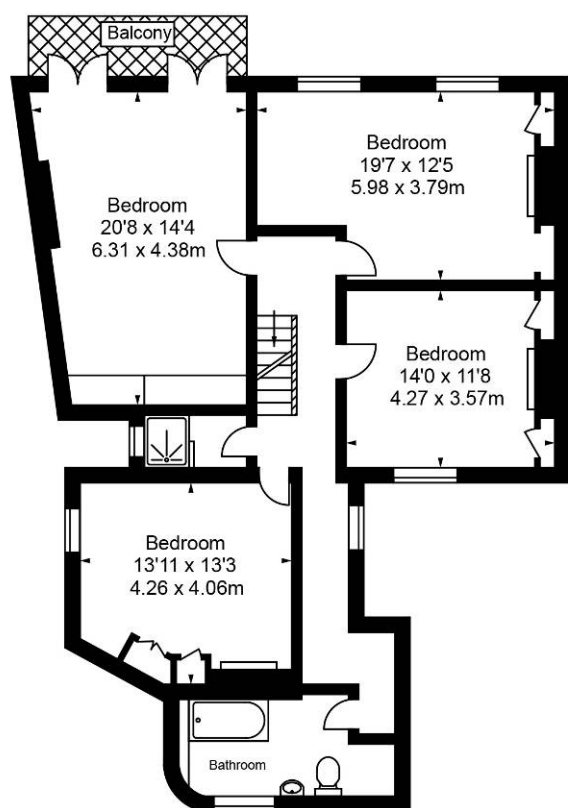
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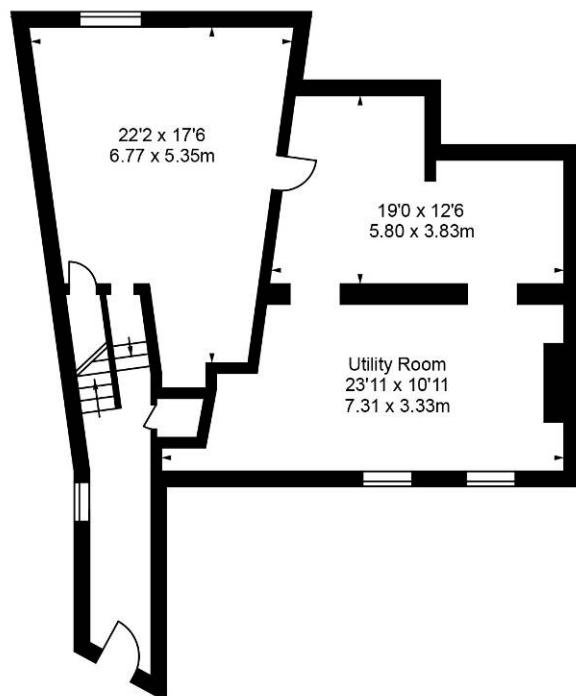




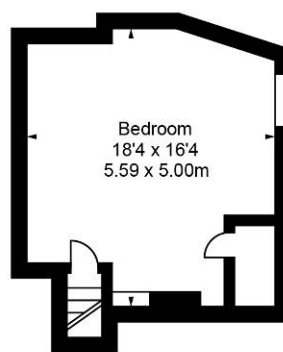
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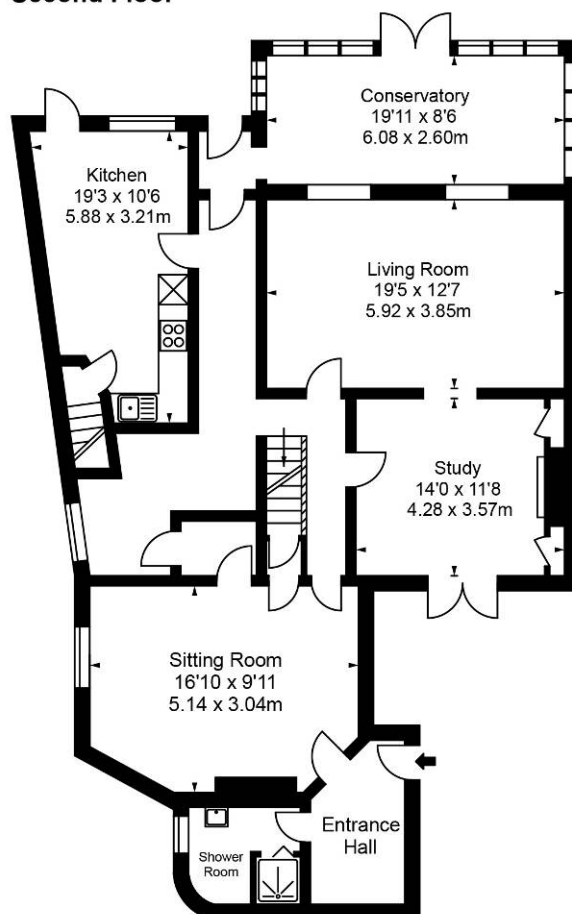
**First Floor**



**Basement**



**Second Floor**



**Ground Floor**

Approximate Gross Internal Area :-

Basement :- 84.43 sq m / 909 sq ft

Ground Floor :- 133.63 sq m / 1439 sq ft

First Floor :- 107.63 sq m / 1158 sq ft

Second Floor :- 26.57 sq m / 286 sq ft

Total :- 352.26 sq m / 3792 sq ft

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