



49 High Street, Hythe, Kent CT21 5AD



9 NORTH ROAD, SANDGATE, FOLKESTONE

£350,000 Freehold

A stunning, recently constructed semi-detached house benefitting from the remainder of its NHBC warranty. The house is impeccably presented and offers accommodation designed to compliment a modern lifestyle with open plan kitchen/dining/living space, 3 bedrooms (1 en-suite), sunny garden, double width parking. EPC B



**9 North Road,
Sandgate, Folkestone CT20 3TQ**

**Entrance Hall, Open Plan Kitchen/Dining/Living Space, Cloakroom,
Three Bedrooms (one with En-Suite Shower Room), Bathroom,
Double Width Parking, Secluded Garden**

DESCRIPTION

This impeccably presented semi detached house was newly constructed around seven years ago by Jenners, developers held in high regard, and is being sold with the benefit of the remainder of its NHBC warranty.

The property has been beautifully maintained by the owner and is presented to an exacting standard throughout. The accommodation, which has been designed to compliment a modern lifestyle, is of particularly comfortable proportions and comprises a welcoming entrance hall with adjacent cloakroom, leading to a wonderful triple aspect, open plan kitchen/dining/living space, the sleek modern kitchen with integrated appliances, the living space opening onto the garden. On the first floor there are three bedrooms, two doubles and a generous single, the principal bedroom with en-suite shower room and a family bathroom, each fitted in a sleek contemporary style.

To the rear of the house the garden enjoys a sunny aspect, has been designed for ease of maintenance and provides a lovely secluded environment in which to relax and entertain alfresco. To the front of the house is a generous double width driveway providing off road parking for two vehicles.

SITUATION

North Road is a sought after location a couple of miles west of Folkestone town centre, near to Cheriton and within reasonable walking distance of the sought-after village of Sandgate with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants. The long stretches of shingle beach and sailing club can be found by meandering down one of the pretty alleyways from the high street and the coastal path can be followed along the foot of The Leas all the way to the Folkestone and The Harbour Arm.

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 2 miles to the east. There is a variety of sports available along the coast, including rowing and sailing and a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre.

The property is also accessible to various excellent education facilities including primary schools, Boys & Girls Grammar Schools and Secondary Schools. 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 (0.7 mile) and Ashford International (15.5 miles). The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant.



The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect and obscured double glazed composite door, timber effect flooring, staircase to first floor with moulded handrail, square chamfered banister rails and terminating in a square newel post, access to understairs, storage cupboard, further built in storage cupboard, radiator, doors to:

OPEN PLAN KITCHEN, DINING, LIVING SPACE

United by timber effect flooring throughout, the **kitchen area** well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated electric oven and dishwasher, one cupboard housing a water softener, square edged granite effect worktops with coordinating upstands and inset with four burner induction hob and one and a half bowl ceramic sink and drainer with mixer tap, range of coordinating wall cupboards incorporating extractor hood above the hob, one of which houses the wall-mounted gas-fired boiler, integrated fridge and freezer, full height shelved larder cupboard, peninsular breakfast bar creating a divide between the kitchen and **dining/living area** of a generous size with further door returning to the entrance hall, double glazed casement doors and window opening to and overlooking the rear garden, radiator.

CLOAKROOM

Well fitted with a contemporary suite comprising wall hung w.c. with concealed cistern, wall hung washbasin with tiled splashback, tiled floor, recessed lighting, extractor fan, obscured double glazed window to front, heated ladder rack towel rail.

FIRST FLOOR LANDING

Access to a largely boarded loft space via a hatch fitted with loft ladder, built-in shelved linen cupboard, further built-in storage cupboard, doors to:

BEDROOM

Floor to ceiling double glazed window to front, radiator, door to:

EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising tiled shower enclosure with thermostatically controlled monsoon shower, wall hung w.c. with concealed cistern, wall hung wash basin with mixer tap, tiled floor, walls tiled to half height, recessed lighting, extractor fan, obscured double glazed window to side, heated ladder rack towel rail.

BEDROOM

Double glazed window to rear enjoying a pleasant open aspect, radiator.

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Double glazed window to rear enjoying a pleasant open aspect, radiator.

BATHROOM

Well fitted with a contemporary suite comprising panelled bath with mixer tap and separate thermostatically controlled monsoon shower with glazed shower screen and set within a tiled surround, wall hung w.c. with concealed cistern, wall hung wash basin with mixer tap, shaver point, recessed lighting, extractor fan, tiled floor, obscured double glazed window to front, wall-mounted heated ladder rack towel rail.

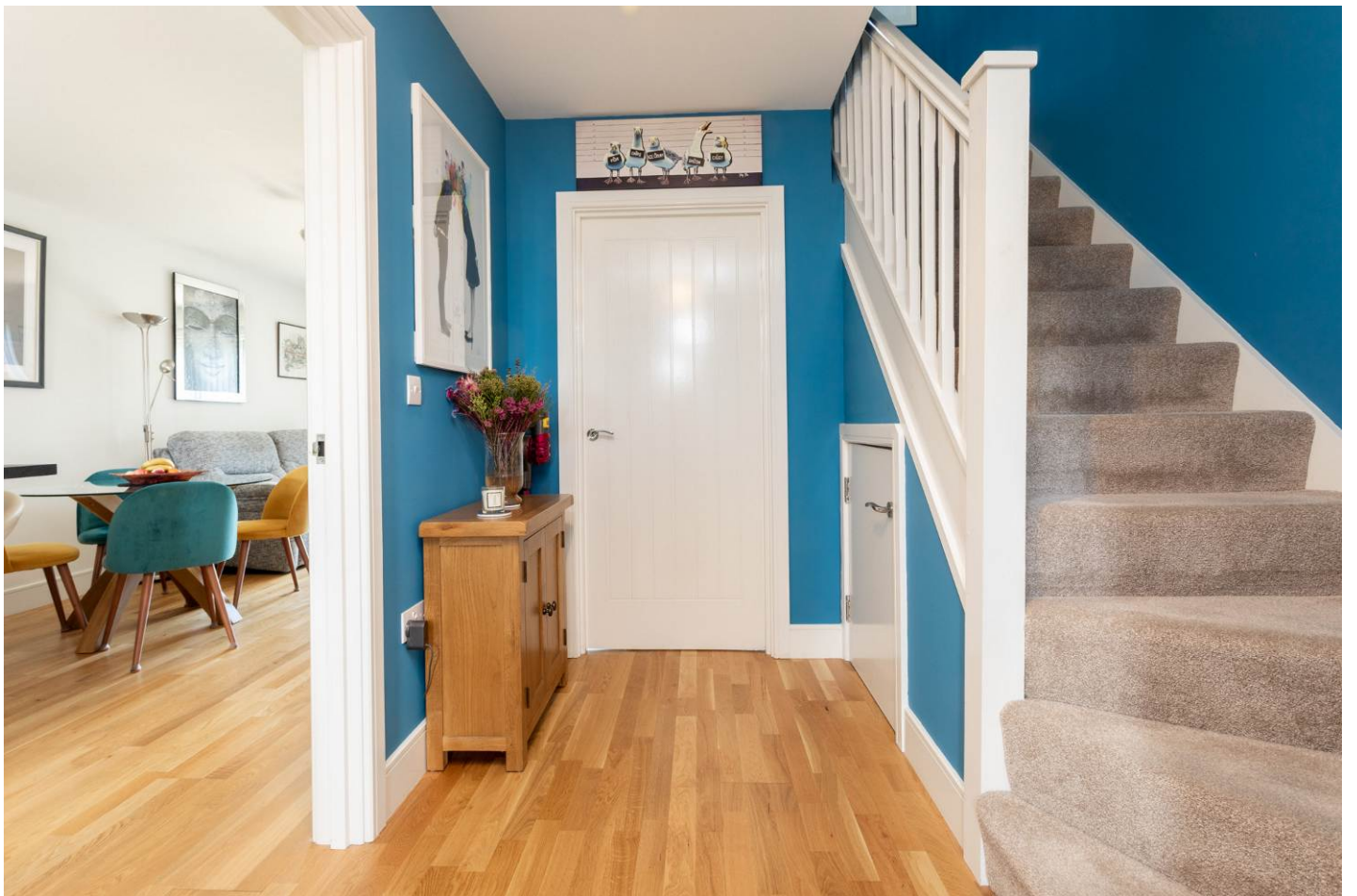
OUTSIDE

FRONT GARDEN

The garden to the front of the property is largely occupied by the block paved double width driveway providing generous off road parking for two vehicles. Side access can be gained to the:

REAR GARDEN

The garden to the rear of the property enjoys a sunny aspect and is well-enclosed by close-boarded timber panelled fencing. Directly to the rear of the house is a generous paved terrace extending to the remainder of the garden which has been finished in faux grass for ease of maintenance. To the far end of the garden is a substantial timber framed storage shed. Outside lighting, outside tap.



EPC Rating Band B

COUNCIL TAX

Band D approx. £2,433.71 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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





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North Road, Sandgate, CT20

Approximate Gross Internal Area
Ground Floor = 49.3 sq m / 531 sq ft
First Floor = 48.3 sq m / 520 sq ft
Total = 97.6 sq m / 1051 sq ft

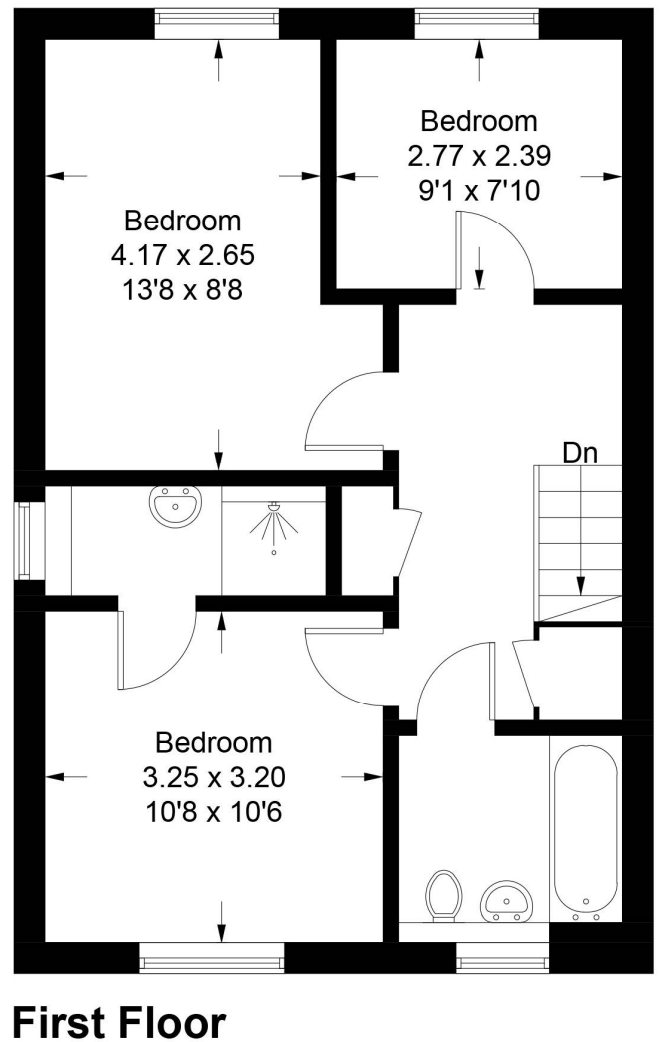
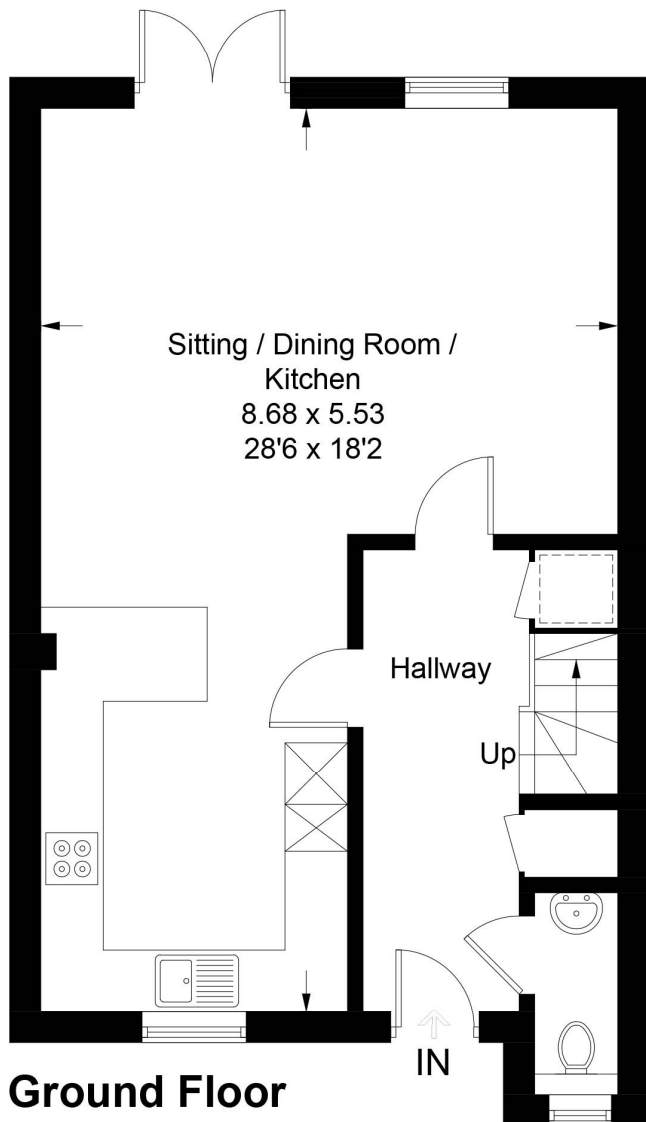


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