



49 High Street, Hythe, Kent CT21 5AD



## **THREE BEARS COTTAGE THE CORNICHE, SANDGATE**

**£595,000 Freehold  
NO ONWARD CHAIN**

**An exciting opportunity to acquire a 0.3 acre sea facing building plot in an exclusive location with plans approved for the erection of an exceptional contemporary dwelling designed to maximise the expansive sea views and to provide 4 bedroom accommodation, designed to compliment a modern lifestyle.**



# Three Bears Cottage

## The Corniche, Sandgate CT20 3TA

### DESCRIPTION

An exciting opportunity to acquire a virgin plot, already cleared of the original dwelling, totalling circa of 0.3 of an acre in a coveted location on Sandgate s picturesque hillside from where the replacement dwelling will command a stunning southerly panorama of sea and to the coast of France on a clear day. The plot is large enough for the development of two smaller houses if one large house, as designed, is not required.

The site is sold with the benefit of planning approval application number 26/0412/FH, for the erection of a superb detached two storey contemporary dwelling which has been considerably designed to compliment and enhance the site and to be considerate of neighbouring dwellings (The site is large enough for two smaller houses). The replacement dwelling has been designed to maximise the stunning southerly aspect with far reaching views of the sea and to the coast of France on a clear day which will be enjoyed from all of the principal rooms. The accommodation will comprise an entrance at first floor level leading to a lavish open plan kitchen/dining/living space designed to compliment a modern lifestyle with expansive glazing opening to a large sea facing roof terrace, a separate snug, cloakroom and the fourth bedroom. There is also a shower room and utility room on this level. The ground floor comprises a generous part double height hallway leading to three double bedrooms, each with en-suites, a gym and an office. The property will also benefit from off street parking and generous gardens, and for which plans have been drawn by Ivy & Whyte of Hythe. The original plans can be viewed at [www.folkestone-hythe.gov.uk](http://www.folkestone-hythe.gov.uk) using planning reference 23/1832/FH.

### SITUATION

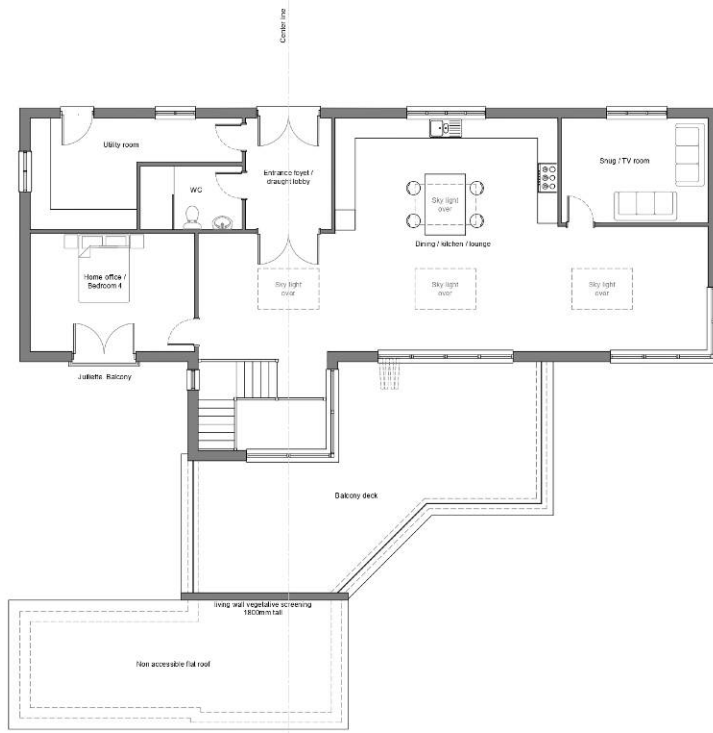
The Corniche is an exclusive cul-de-sac, situated on the hillside above Sandgate and overlooking the English Channel, approximately 2½ miles from both the ancient Cinque Ports Town of Hythe and the larger town of Folkestone.

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, tennis, bowls and cricket clubs. The charming village of Sandgate with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants and long stretch of shingle beach with sailing club is a short walk away (via a footpath at the end of the cul-de-sac) and the coastal path can be followed along the foot of The Leas all the way to Folkestone s recently revitalised Harbour Arm.

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 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 is only 20 minutes by car. The ferry port of Dover is approximately 12 miles away. (All distances are approximate).

### VIEWING

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



1 Proposed level 2 floor plan  
Scale: 1:100

<b>Note:</b> Drawn scale: Reason of errors, mistakes and discrepancies: Verify all dimensions on site before commencing any work or preparing quantity of work. All materials, components and workmanship are to comply with the relevant British Standards. Check of structure and equipment measurements/representations. This drawing and design are copyright of PK Consulting.	 1:100 Scale Bar @ A1	<b>Client:</b> Mr & Mrs Bergg Three Brains Cottage The Corniche Sandgate Kent, CT20 3TA	<b>Drawing title:</b> Proposed level 2 floor plan			No.   Date   Revision	 TURNING YOUR VISION INTO REALITY
			<b>Date:</b> August 2023	<b>Scale:</b> 1:100 @ A1	<b>Revision:</b>		



1 Proposed level 1 floor plan  
Scale: 1:100

<b>Note:</b> Drawn scale: Reason of errors, mistakes and discrepancies: Verify all dimensions on site before commencing any work or preparing quantity of work. All materials, components and workmanship are to comply with the relevant British Standards. Check of structure and equipment measurements/representations. This drawing and design are copyright of PK Consulting.	 1:100 Scale Bar @ A1	<b>Client:</b> Mr & Mrs Bergg Three Brains Cottage The Corniche Sandgate Kent, CT20 3TA	<b>Drawing title:</b> Proposed level 1 floor plan			No.   Date   Revision	 TURNING YOUR VISION INTO REALITY
			<b>Date:</b> August 2023	<b>Scale:</b> 1:100 @ A1	<b>Revision:</b>		









## NOTES

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