LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



22 TEMERAIRE HEIGHTS, SANDGATE

£1,150,000 Freehold

Forming part of an exclusive gated development set above the sought after coastal village of Sandgate, from where it commands magnificent views of the sea, this versatile family home offers generous reception spaces, 4 double bedrooms (2 with en-suites), 2 sea facing terraces, garage, parking and gardens. EPC ?



www.lawrenceandco.co.uk **Tel: 01303 266022** **email**: findahome@lawrenceandco.co.uk

22 Temeraire Heights, Sandgate, Folkestone CT20 3TL

Reception Hall, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, Office, Integral Garage,
Sitting Room, Two Bedrooms, Bathroom, Sea Facing Terrace,
Two Further Bedrooms, Both With En-Suite Bathrooms, Sea Facing Terrace,
Double Width Driveway, Gardens to Front, Side and Rear

DESCRIPTION

Situated towards the end of this exclusive gated development from where it commands magnificent views of the sea, this substantial detached property has been in the ownership of the current occupier, who appears to have maintained it to a high standard, since new, circa 1998.

The house offers versatile accommodation, arranged over three floors and totalling circa 3003 square feet. This includes an impressive entrance hall leading to the spacious kitchen/breakfast room and separate dining room both of which open to a secluded courtyard garden at the side of the house. There is also a utility room (leading to the garage and adjoining office) and a cloakroom on the ground floor. The first floor comprises two double bedrooms, a bathroom and a particularly generous sitting room which opens onto a beautiful terrace spanning the width of the house, from where superb views of the sea can be enjoyed. There is a further generous terrace on the second floor commanding uninterrupted views of the sea, around Hythe Bay to Dungeness and to the coast of France on a clear day. This is accessible from the principal bedroom with its dramatic high ceilings and en-suite bathroom and from the second bedroom, also with an en-suite bathroom.

There are delightful landscaped gardens to the front, side and rear providing a delightful environment for alfresco dining and entertaining. There is also a double width driveway before the integral garage.

SITUATION

Temeraire Heights is an exclusive gated development occupying an elevated position above Sandgate, enjoying an enviable setting between the sought after coastal towns of Folkestone and Hythe. The development is particularly desirable for its peaceful hillside position, excellent privacy and outstanding panoramic views around Hythe Bay and to the French coast on a clear day.

The charming coastal village of Sandgate lies immediately below, with its picturesque seafront, promenade and shingle beaches. The village has retained a distinctive character, with an attractive High Street offering a relaxed vibe and a selection of boutique shops, cafés, restaurants, pubs and specialist businesses. For everyday amenities, both Folkestone and Hythe are within easy reach. Folkestone offers a wide range of shopping, leisure and cultural facilities, together with the vibrant Harbour Arm, Old High Street and Creative Quarter, while Hythe provides an attractive traditional High Street, independent shops and a selection of cafés and restaurants, together with a Waitrose.

The area is particularly well placed for commuters. Folkestone West railway station is approximately 1.4 miles away and provides High Speed services to London St Pancras, while Folkestone Central is around 2 miles away. The M20 is readily accessible, providing convenient connections throughout Kent, to London and to the Channel Tunnel, with the Continent consequently within easy reach.

There is an excellent choice of schools in the surrounding area, including Sandgate Primary School**,** Seabrook Church of England Primary School and The Folkestone School for Girls**.** The highly regarded Harvey Grammar School is also within approximately 1½ miles, while Brockhill Park Performing Arts College is around 3 miles away.

The accommodation comprises:

RECEPTION HALL
Entered via a timber effect and double glazed door with coordinating panels to either side, timber effect flooring, coved ceiling, recessed lighting, contemporary column radiator, doors to:

KITCHEN BREAKFAST ROOM
A generous space well fitted with a range of base cupboard and drawer units in a shaker style, incorporating deep pan drawers, integrated dishwasher and integrated bin drawer, square edged wood block effect worktops inset with sink and drainer with mixer tap and five burner induction hog with stainless steel and glazed extractor hood above, coordinating wall cupboards and shelving, integrated eye level double oven/grill and microwave, integrated fridge, full height pull out larder cupboard, coved ceiling, recessed lighting, double glazed window to front overlooking the garden, double glazed sliding doors opening to the courtyard garden to the side, radiator.

DINING ROOM
Timber effect flooring, coved ceiling, recessed lighting, double glazed sliding patio doors opening to the courtyard garden to the side, radiators.

INNER HALLWAY
Door to cloak room and archway to:

UTILITY ROOM
Base cupboard and drawer units with recesses for washing machine and freezer, square-edged woodblock worktops inset with stainless steel sink with mixer tap, tiled splashbacks, range of coordinating wall cupboards, pair of full-height storage cupboards, timber effect flooring, coved ceiling, recessed lighting, double glazed window to side, heated ladder towel rail, door to:

INTEGRAL GARAGE
Electronically operated roller door to front, power and light, wall-mounted gas-fired Glowworm boiler, door to:

OFFICE
Tiled flooring, double glazed sliding patio doors to front, contemporary vertical radiator.

CLOAKROOM
Well fitted with a contemporary suite comprising low-level WC with concealed cistern, worktop with washbasin with mixer tap and vanity cupboards below, timber effect flooring, tiled walls, heated ladder towel rail, recessed lighting, extractor fan, access to deep understairs storage cupboard.

FIRST FLOOR LANDING
Staircase continuing to second floor, coved ceiling, recessed lighting, double glazed window to side, radiator, glazed double doors to:

SITTING ROOM
A generous space with timber effect flooring throughout, coved ceiling, recessed lighting, double glazed sliding patio doors opening to the **terrace** from where expansive views of the sea and around Hythe Bay to Dungeness can be enjoyed, further double glazed windows to side, radiators.

BEDROOM
Coved ceiling, recessed lighting, fitted bookshelves, double glazed window and door giving access to the garden, radiator.

BEDROOM
Range of built-in wardrobe cupboards, coved ceiling, recessed lighting, double glazed sliding patio doors opening to the **terrace** from where far reaching views of the sea and around Hythe Bay to Dungeness can be enjoyed, radiator.

THE TERRACE
Finished in composite decking and enclosed by stainless steel balustrade, the perfect vantage point from which to enjoy the expansive views and to relax and dine our fresco, outside lighting.

BATHROOM
Panelled bath fitted with mixer tap, handheld shower and folding shower screen, low level WC with concealed cistern, wall hung washbasin with mixer tap, tiled floor, tiled walls, recessed lighting, extractor fan, wall light point, obscured double glazed window to rear, heated ladder towel rail.



























SECOND FLOOR LANDING
Two double glazed windows to rear above the stairwell, recessed lighting, doors to:

PRINCIPAL BEDROOM
A generous space with high coved ceilings, access to loft space, range of built-in wardrobe, cupboards, coved ceiling, recessed lighting, radiator, door giving access to built-in heated linen cupboard housing factory-lagged hot water cylinder, pumps, ETC, double glazed sliding patio doors with full height, double glazed corner windows to either side opening to a further **terrace** from where panoramic views around Hythe Bay to Dungeness and to the coast of France on a clear day can be enjoyed, radiators, door to:

EN-SUITE BATHROOM
Of a generous size, well fitted with a contemporary suite comprising twin-ended bath with water spout, pair of washbasins with mixer taps, illuminated mirrors above and flight of vanity drawers below, shower enclosure with thermostatically controlled shower, low-level WC and bidet with concealed cisterns, tiled walls, wood effect flooring, part vaulted ceiling with recessed lighting, extractor fan, obscured double glazed windows to side, obscured double glazed windows to rear, heated ladder towel rail.

BEDROOM
Timber effect flooring, pair of built-in wardrobe cupboards, part vaulted coved ceiling with recessed lighting, double glazed sliding patio doors opening to the **terrace** from where panoramic views of the sea around Hythe Bay to Dungeness and to the coast of France on a clear day can be enjoyed, radiator door to:

EN-SUITE BATHROOM
Well fitted with a contemporary suite comprising panelled bath with mixer tap and handheld shower, twin sized walk-in shower enclosure with thermostatically controlled shower, low level WC, wall hung washbasin with mixer tap, illuminated mirror above and flight of vanity drawers below, further coordinating shelved storage cupboards, tiled floor, tiled walls, part vaulted ceiling with recessed lighting, extractor fan, double glazed window to side, heated ladder towel rail.

THE TERRACE
Finished in composite decking and enclosed by stainless steel balustrade, the perfect vantage point from which to enjoy the panoramic sea views, outside lighting.

OUTSIDE

FRONT GARDEN
The garden to the front of the property is laid to lawn and set behind a mature mixed evergreen hedge with a pathway leading to the front door and extending across the front of the house to a gate giving access to the side garden. To the side of the front garden is a double width driveway providing off road parking and access to the garage.

SIDE/REAR GARDEN
Accessed from the kitchen, dining room and from one of the bedrooms is a generous south east facing paved courtyard garden enclosed by brick built walls topped in trellises supporting a mature grape vine. From here a flight of steps lead up to a further paved terrace backed by a raised bed planted with ornamental grasses and incorporating an ornamental pond with water feature. The terrace continues to the rear and opposite side of the house. Steps lead up to the upper tier of the garden, which is relatively level, laid extensively to lawn and incorporates a small timber framed storage shed with various mature shrubs and other plants. The upper tier of lawn provides a perfect vantage point from where to enjoy the views of the sea.

EPC Rating Band

COUNCIL TAX
Band G approx. £4,222.15 (2026/27) Folkestone & Hythe District Council.

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













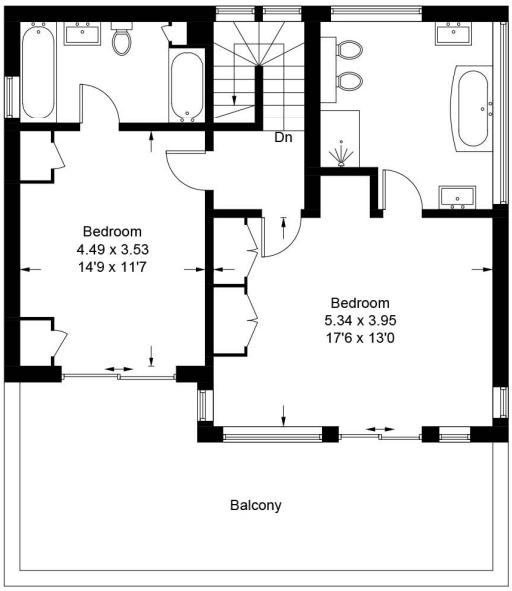
Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made 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.



Temeraire Heights, Sandgate, CT20

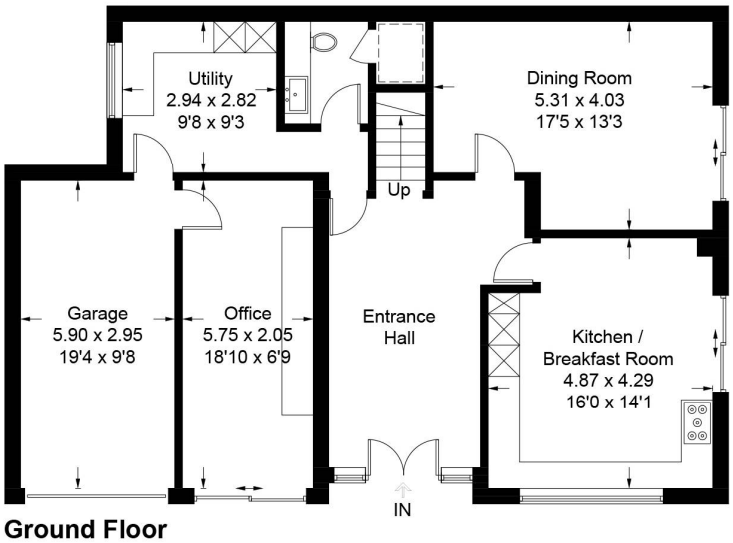
Approximate Gross Internal Area
Ground Floor = 112.4 sq m / 1210 sq ft
First Floor = 100.2 sq m / 1078 sq ft
Second Floor = 66.4 sq m / 715 sq ft
Total = 279.0 sq m / 3003 sq ft
(Including Garage & Office)

N

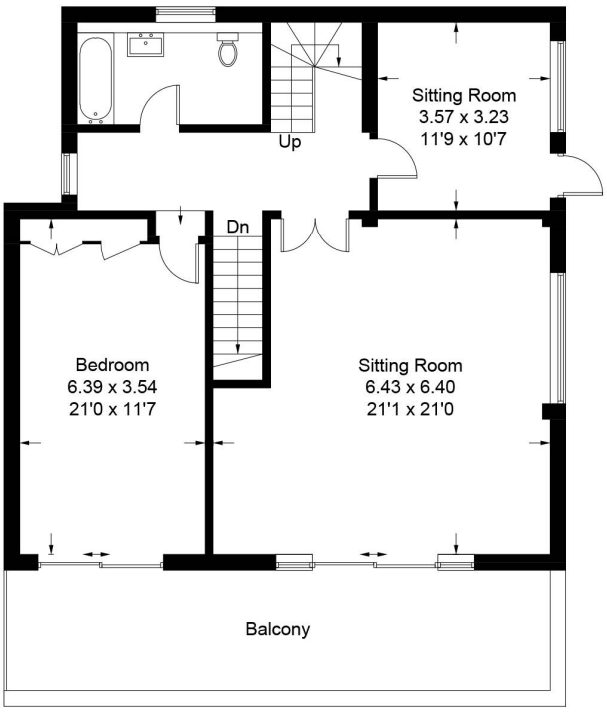


Second Floor

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1347233)

Find details of all our properties at rightmove.co.uk The UK's number one property website
Zoopla.co.uk
OnTheMarket.com
The Property Ombudsman

49 High Street, Hythe, Kent CT21 5AD
Tel: 01303 266022
www.lawrenceandco.co.uk
findahome@lawrenceandco.co.uk