



6 Martello House, Encombe, Sandgate, Kent

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6 Martello House Encombe, Sandgate, Kent CT20 3TT

A contemporary apartment, with extensive balcony and stunning sea views, in a prestigious development

Folkestone West station 1.7 miles (London St Pancras from 53 minutes), M20 (Junction 13) 2.5 miles, Hythe 2.7 miles, Eurotunnel 7.4 miles, Port of Dover 9.9 miles, Ashford International 15.7 miles (London St Pancras from 36 minutes), Gatwick Airport 73 miles

Communal hallway | Reception hall | Sitting/ dining room | Kitchen/breakfast room | Principal bedroom with en suite bathroom | 2 Further bedrooms | Shower room | 3 Balconies | Storage cupboard | Communal lift | Communal gardens 2 Allocated parking spaces | EPC rating B

The property

With the accolade of a WhatHouse? gold award, and a spectacular hillside setting, Martello House was constructed in 2020 forming part of the desirable Sandgate Pavilions.

On entering the communal hallway, the luxurious finish gives a flavour of the high-quality finishes to be found within the apartments and Number 6 is no exception, showcasing stylish, light-filled rooms with contemporary interior design and a focus on the sea and wooded hillside views.

Part-glazed, double-doors open from the reception hall into the elegant sitting/dining room with the adjoining kitchen/ breakfast area, providing a convivial space where the impressive outlook towards the sea takes centre-stage.

Adding character and dimension to the kitchen, fittings feature sleek two-tone cabinetry, and include stone work surfaces, integrated appliances and an island unit with breakfast bar which creates a subtle divide within the space. Picture windows ensure uninterrupted Channel views and two sets of glazed doors provide a seamless connection to the outdoor terraces.

The apartment has three bedrooms, with the principal bedroom having a luxurious en suite bathroom featuring a stylish freestanding tub and walk in shower; the room has sliding doors to the east-facing balcony. A smart shower room is accessed from the hallway, where a generous storage cupboard provides space to store outdoor wear and conceal domestic paraphernalia.

Outside

Enjoying an elevated setting above Sandgate, with Encombe Woods as a backdrop and spectacular sea views, Martello House residents benefit from security gates at the access point which open onto a private driveway leading to the allocated parking areas.

The communal gardens are well-maintained and feature a sinuous walkway, edged by a low wall, with areas of lawn being interspersed with conifers, specimen trees and rows of shrubs. A paved setting at the front offers an idyllic spot to sit and take in the views, with raised timber planters providing planting pockets for an attractive selection of architectural shrubs.

The apartment's external setting allows an extension of the living environment to the al fresco space, with the large south-facing balcony having glazed balustrades and offering opportunities for outdoor entertaining, dining and relaxation, along with covered sections for shaded shelter. Two further balconies, one east and one north-facing, can be accessed from the bedroom accommodation providing private outdoor seating platforms.













Location

Sandgate has a variety of useful amenities for day-to-day needs, as well as several antique and gift shops along with local pubs and several restaurants. Folkestone, with its burgeoning Arts scene, and Hythe provide more comprehensive facilities and services, including excellent schooling. There are several stunning beaches nearby.

The property is well placed for access to the M20. Excellent commuter train services are available from Ashford International and Folkestone West via the HS1, with journey times to London St Pancras from 36 minutes and 53 minutes respectively. The area has good access to the Continent via the Port of Dover and Eurotunnel.

General

Local Authority: Folkestone & Hythe District Council

Services: Mains electricity, water & drainage. Underfloor heating and mechanical ventilation heat recovery (MVHR). All heating is provided from a centralised external plant room (no boilers).

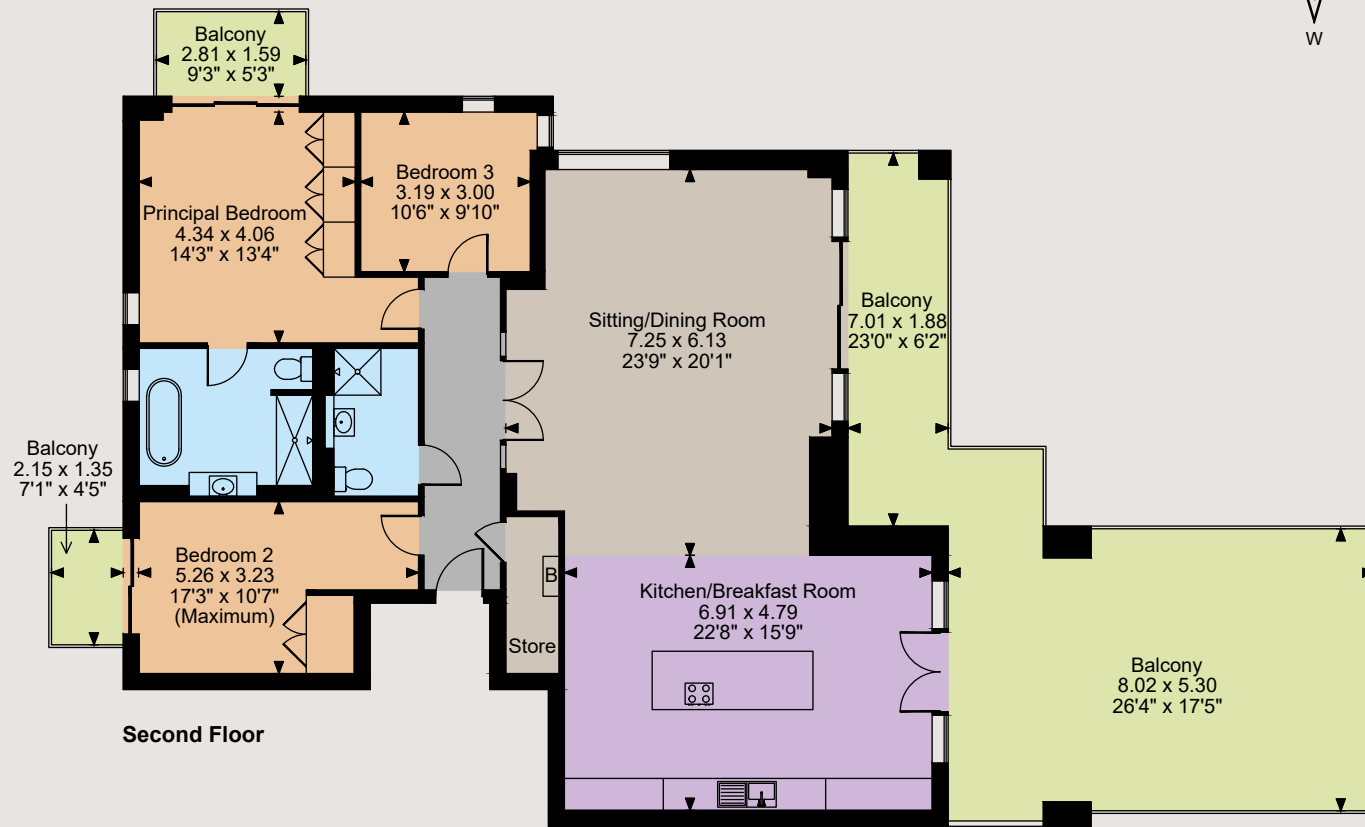
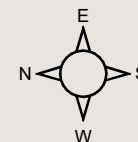
Council Tax: Band G

Service Charge: The vendor has advised that the service charge is in the region of £3,214 per annum, which includes buildings insurance

Tenure: Leasehold (999 years from 01/01/2020)

Guide Price: £975,000

Martello House, Encombe, Kent
Internal area 1,590 sq ft (148 sq m)
Balcony external area = 701 sq ft (65 sq m)
For identification purposes only.



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From M20 (Junction 12): Exit on to the A20 and continue on this road. Turn right on to the B2063 and continue until reaching the T-junction at the end. Turn right on to Sandgate High Street (A259). Continue on this road, passing Wilberforce Road on the right. Take the next right turn into Encombe and continue to the top of the road where the Sandgate Pavilions will be found.

What3Words///slides.wider.daredevil brings you to the property's driveway.

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