



Waterside

8 Martello House, Sandgate, Kent

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8 Martello House, Encombe, Sandgate, Kent CT20 3TT

A sophisticated penthouse apartment with breath-taking views over the English Channel enjoyed from spectacular wrap around roof terraces

Folkestone West station 1.7 miles (London St Pancras from 53 minutes), Hythe 2.7 miles, Eurotunnel 7.4 miles, Port of Dover 9.9 miles, Ashford International station 15.7 miles (London St Pancras from 36 minutes)

Communal entrance | Private lift | Reception hall
Open plan kitchen/dining/sitting room
Principal bedroom with dressing area and en suite bathroom | 2 Further bedrooms (1 en suite)
Family bathroom | Roof terraces | Communal grounds | 2 Allocated parking spaces| EPC rating B

The property

Constructed in 2020, 8 Martello House sits atop one of the stylish buildings within Sandgate Pavilions, a WhatHouse? gold award-winning luxury development.

The property is set high on the hillside above Sandgate and nestled in a spectacular location with Encombe Woods behind and breath-taking sea views to the front. Roof terraces on three sides allow this special view to be appreciated from all angles.

The luxurious finish and attention to detail begins with the communal entrance hall from which the lift is configured to allow secure, private access directly to the penthouse. The lift doors open to a central reception hall lit from above by a deep skylight. The eye is immediately drawn through glazed doors to the stunning open plan living space stretching across the front of the apartment. Divided into sitting room, dining room and kitchen, this exceptional room enjoys panoramic views

over the fascinating Kent coastline. Sliding glazed doors open to one of the roof terraces to provide a sensational living and entertaining space. The kitchen is sleeky fitted around a central island.

The principal bedroom is extremely generous with an imaginatively designed en suite where tinted glass walls allow the sea view to be enjoyed without interruption. Dressing areas allow excellent storage and the entire suite is luxuriously appointed, made more so by, again, opening to a wonderful roof terrace as well as having spectacular views to the side along the coast. The guest suite with its en suite shower room has sliding doors to the terraces capturing wooded and sea views. The third bedroom has a Juliet balcony and a fabulous leafy outlook.

Great thought has been given to finishes throughout, including doors, bathroom and kitchen fittings together with a stylish lighting system. Natural light floods the spaces and the relationship between the accommodation, views and outside space combine to create a truly luxurious retreat.

The property has the benefit of seven years remaining on the building warranty.

Location

Sandgate has a variety of useful amenities for day-to-day needs, as well as a number of 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.







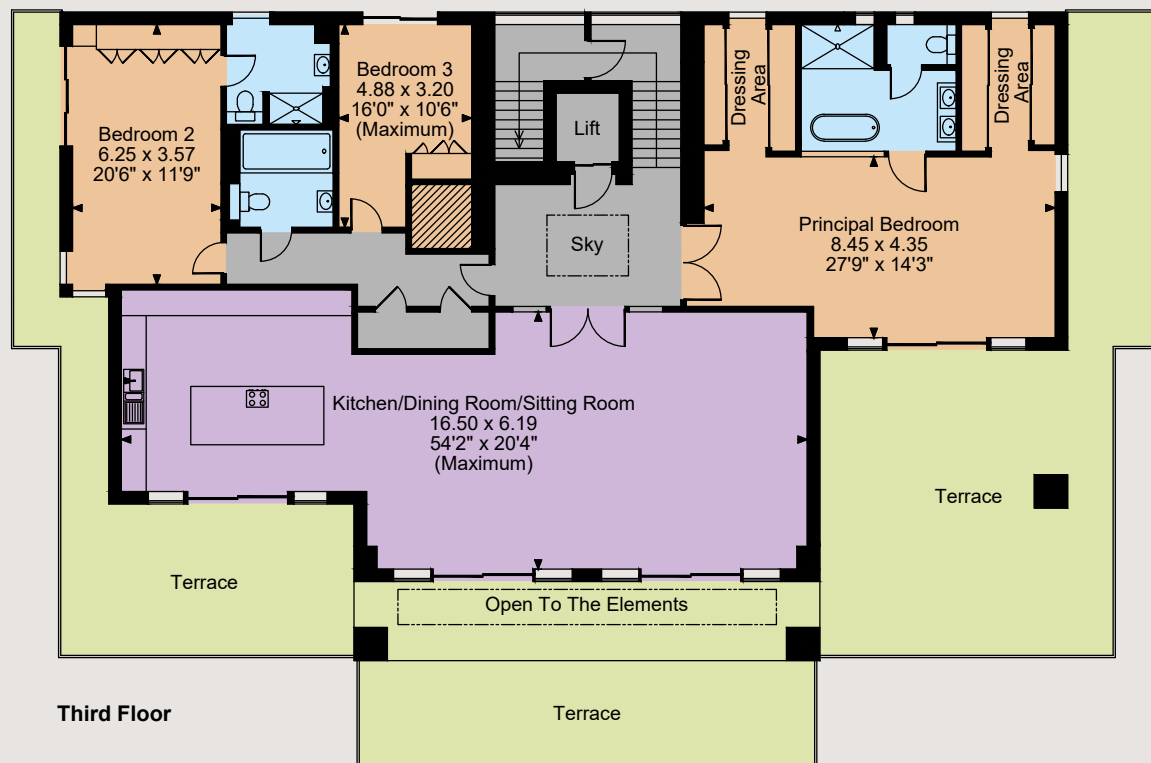
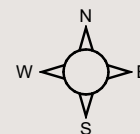








Martello House, Encombe, Kent
Internal area 2,774 sq ft (258 sq m)
Terrace external area = 1719 sq ft (160 sq m)
For identification purposes only.



Third Floor

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

The extensive roof terraces are an integral part of this home, framed by the dramatic architectural detail. The ability to pass in and out of the accommodation via these generous outdoor spaces enhances the enjoyment of the penthouse and links it firmly to its surroundings and spectacular views.

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.

General

Local Authority: Folkestone & Hythe

Services: All mains services, underfloor heating throughout; gas central heating

Council Tax: Band H

Service Charge: The vendor has advised that the service charge is in the region of £5,000 per annum, which includes buildings insurance

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

Guide Price: £1,395,000

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