



Waterside

1 Martello House, Encombe, Sandgate, Kent

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# 1 Martello House Encombe, Sandgate, Kent CT20 3TT

A contemporary three-bedroom garden apartment in a stylish Sandgate development with sea views

Folkestone & 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 73 miles

Communal entrance | Reception hall | Open-plan kitchen/dining/sitting room | 2 Store cupboards  
Principal bedroom with en suite bathroom  
2 Further bedrooms | Shower room | Communal grounds | 2 Allocated parking spaces | EPC rating B

## The property

This three-bedroom garden apartment is situated on the ground floor of Martello House. Constructed in 2020, the building is within Sandgate Pavilions, a WhatHouse? gold award-winning luxury development. The property is set high on the hillside above Sandgate in a spectacular location, with Encombe Woods behind and breath-taking sea views to the front.

The apartment itself offers beautifully appointed accommodation with plenty of natural light and high-quality, contemporary fittings throughout.

The main living and entertaining area is the open-plan 30ft sitting/dining room and kitchen. This dual aspect space has tiled flooring, full-height windows and sliding glass doors opening to a sea view terrace, the perfect spot to unwind, soak up the sun and enjoy the views.

The kitchen offers plenty of fitted storage and integrated appliances, including an oven and

microwave and an induction hob with a built-in extractor. The principal bedroom benefits from built-in wardrobes and a generous en suite bathroom. Two further bedrooms are both well-proportioned. The second bedroom has built-in storage and a sliding glass door opening onto terracing, whilst the third bedroom is currently arranged as a study, providing a useful home working space. Additionally, there is a family shower room.

A store cupboard is located adjacent to the entrance door; there is a further cupboard in the reception hall.

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

## Outside

The building is set on a private drive behind automatic security gates and is surrounded by well-maintained communal grounds with magnificent views out to sea. Gardens wrap around the property, which has its own terrace areas.

The apartment has two allocated parking spaces.

## 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.

















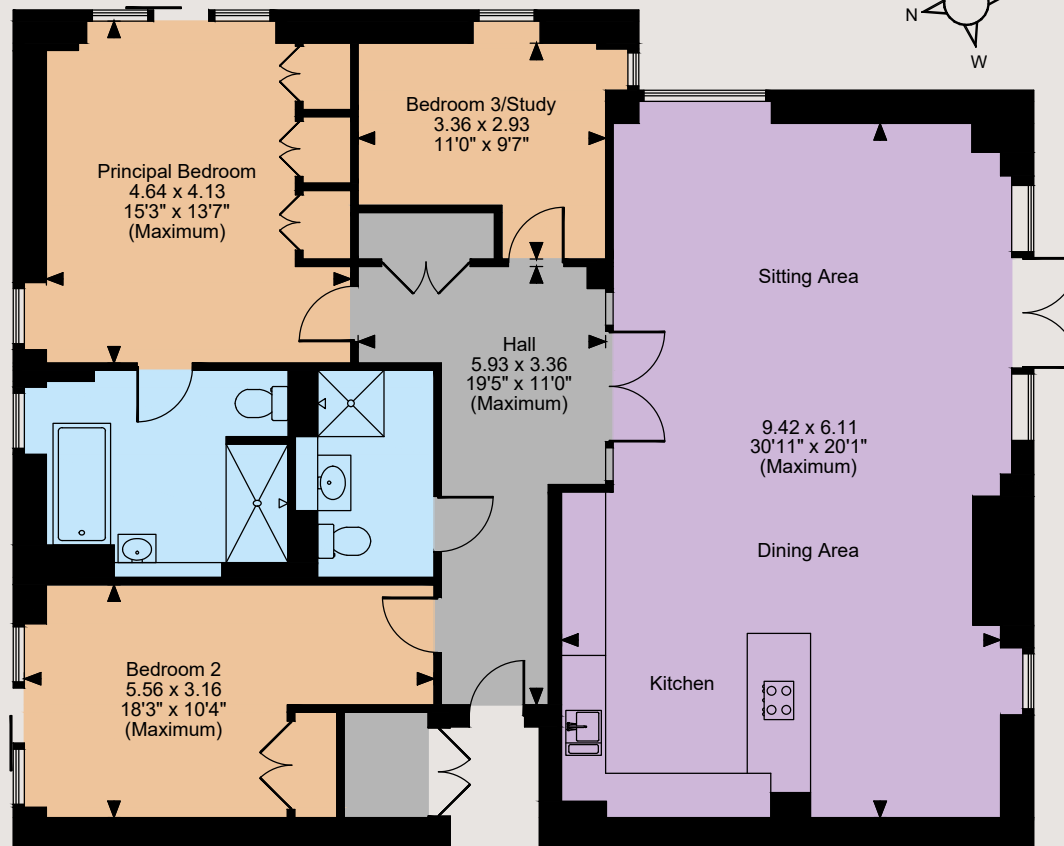








Martello House, Encombe, Kent  
Internal area 1,404 sq ft (130 sq m)  
For identification purposes only.



Ground 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.

## General

**Local Authority:** Folkestone & Hythe

**Services:** Mains electricity, water and drainage. Underfloor heating and mechanical ventilation heat recovery (MVHR). All heating is provided from a centralised external plant room.

**Mobile coverage/broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Council Tax:** Band F

**Service Charge:** The vendor has advised that the service charge is in the region of £2,758 per annum, which includes buildings insurance

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

**Guide Price:** £625,000

## Canterbury

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