



6 Shorncliffe House

Encombe, Sandgate, Kent

Waterside



BNP PARIBAS GROUP

A contemporary three-bedroom apartment located in an exclusive waterside development, with exceptional views.

A sophisticated modern apartment featuring quality fixtures and fittings, providing an elegant and relaxed living and entertaining environment. Located in a sought-after development and close to local amenities, the property occupies an elevated position with stunning views over the English Channel and Kent coastline.



1 RECEPTION ROOM



3 BEDROOMS



2 BATHROOMS



ALLOCATED PARKING



PRIVATE BALCONIES



SHARE OF FREEHOLD



SEASIDE TOWN



1,270 SQ FT



GUIDE PRICE £625,000



The property

Shorncliffe House is one of three contemporary apartment buildings forming part of Sandgate Pavilions, a WhatHouse? gold award-winning luxury gated development set high on the hillside above Sandgate. Exuding sophistication and elegance, the building is accessed through a generous communal entrance hall with lifts to the upper floors.

Apartment 6 - a mid-floor family home - offers almost 1,300 sq ft of light-filled accommodation over a single storey. Covered balconies to three aspects and large picture windows maximise the stunning seaside views over Encombe Woods, the Kent coastline and English Channel.

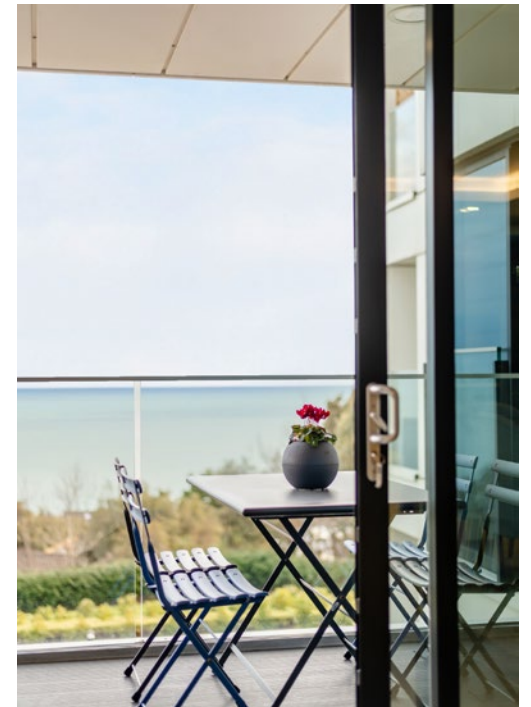
The lift opens to a communal hall, a door with a useful adjacent external store opening to the apartment's welcoming reception hall with tiled flooring, further storage and a modern fully-tiled family cloakroom/shower room. Glazed double doors open from the reception hall to a large 31 ft open plan kitchen, dining and family room with tiled flooring, a full-height

picture window and patio doors to a private covered balcony.

The kitchen provides a range of contemporary wall and base units with integrated Bosch appliances including a wine chiller and Quooker tap (hot, filtered cold and sparkling water).

The accommodation is completed by a bedroom wing providing a dual aspect principal bedroom with extensive fitted storage, full-height glazing, patio doors to a further, private covered balcony and a contemporary en suite bathroom with freestanding bath and separate shower. There is an additional double bedroom, also with fitted storage and patio doors to a private covered balcony, and a third dual aspect, L-shaped double bedroom, currently configured as a study, with full-height glazing, to one side affording stunning sea views.







Outside

Set against the backdrop of Encombe Woods, with breathtaking sea views to the front aspect and having plenty of kerb appeal, Shorncliffe House is approached through secure gates over a block-paved driveway providing private allocated resident and visitor parking.

The well-maintained landscaped communal grounds are laid mainly to lawn bordered by mature shrubs and low-level hedging, the whole designed to provide a harmonious blend of natural beauty and contemporary luxury.

Location

Encombe is located in Sandgate, which has a good selection of amenities including local shopping, numerous antique and gift shops, pubs, restaurants and primary schooling, the whole surrounded by a stunning coastal landscape within easy reach of several beaches.

Folkestone and Hythe both provide more comprehensive high street and independent shopping, services and leisure and educational amenities. Canterbury, slightly further afield, offers a good range of educational facilities, both in the independent and state sectors, together with extensive shopping and leisure facilities.

Transport links in the area are excellent: the M20 gives access to the remaining southern motorway network and stations at Folkestone West (1.8 miles) and Ashford International (15.9 miles) provide a High Speed service into London St Pancras International, taking about 53 and 36 minutes respectively. The Eurotunnel at Folkestone and the Port of Dover provide regular services to the Continent.

The area offers a wide selection of state primary, secondary and grammar schooling including Folkestone, St Martin's CofE Primary School and The Harvey Grammar School (both rated Outstanding by Ofsted), together with independent schools including Earlscliffe and Dover College.



Distances

- M20 (Jct. 12) 2.9 miles
- Hythe 3.0 miles
- Eurotunnel 7.6 miles
- Dover 10.6 miles
- Ashford International station 15.9
- Canterbury 19.7 miles

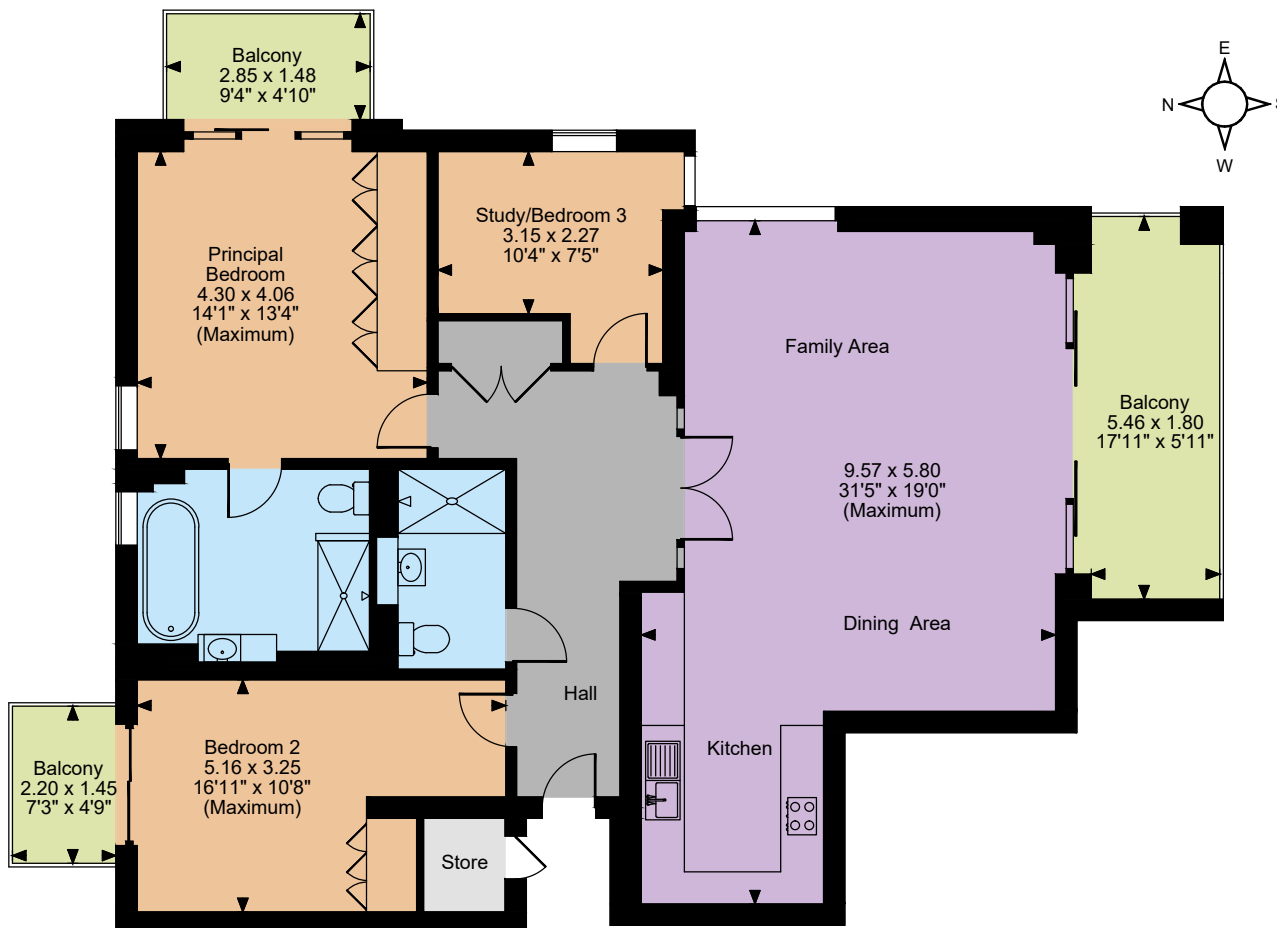
Nearby Stations

- Folkestone Central/West
- Eurotunnel

Key Locations

- Sandgate Beach and Castle
- Romney, Hythe and Dymchurch Railway
- Dungeness RSPB Nature Reserve
- Howletts & Port Lympne Animal Parks
- Walmer Castle & Gardens
- The White Cliffs of Dover
- Dover Castle
- Canterbury Cathedral





Second Floor Apartment

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8638906/SS

Floorplans

Internal area 1,270 sq ft (118 sq m)

Balcony external area 192 sq ft (18 sq m)

Total internal area 1,270 sq ft (118 sq m)

For identification purposes only.

Directions

CT20 3TU

What3words: ///bandage.ripens.hoofs - brings you to the driveway

General

Local Authority: Folkestone & Hythe District Council

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

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: B

Service Charge: The vendor has advised that the service charge was £2,400 per annum for 2025, which includes buildings insurance.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

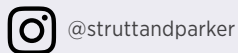
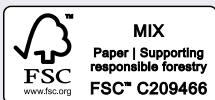
Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2025. Particulars revised April 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited