



Coastal Dream, Kings Avenue, Sandwich Bay, Kent

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Coastal Dream

9 Kings Avenue, Sandwich Bay, Sandwich, Kent CT13 9PH

A newly built Scandinavian design eco home combining a comprehensive hybrid solar system for sustainable and luxurious low-cost living

Sandwich station 2.2 miles (London St Pancras from 92 minutes), Deal 3.8 miles, A2 10.2 miles, Dover 12.4 miles, Canterbury 22.3 miles, M2 (Junction 7) 30.4 miles

Porch | Reception hall | Cloakroom | 'Haus' designed kitchen | Separate dining/family space | Utility room | Wet room | Media room | Study | Feature staircase and atrium | Principal bedroom with walk-in wardrobe and en suite bathroom | 4 Further bedrooms (2 with en suite shower rooms) | Family bathroom | Garden | Double garage | EV charging point | CCTV & alarm system | EPC rating A

The Property

Coastal Dream is a newly built, Scandinavian style property offering 3,164 sq ft of living space with an excellent EPC rating.

The property is accessed via a large bespoke oak door. The sizable reception hall boasts a floating staircase and atrium. To the right are a study and media room with floor to ceiling glazing. To the rear is the open plan 'Haus' designed kitchen, featuring a 3m island with ample storage and seating. The dining and family areas are lit by expansive bi-folding doors, spanning nearly the width of the space. The living area leads out to the comprehensive patio with power and lighting: perfect for entertaining and al fresco dining. Added to this is a well-proportioned utility room and a fully equipped wet room. For added convenience there is also a cloakroom off the hallway.

The first-floor features five double bedrooms, with vaulted ceilings to the principal and guest suites, both of which enjoy large balconies overlooking the rear garden and bird sanctuary beyond. The principal bedroom has a fully fitted walk-in wardrobe and an en suite bathroom with a luxurious roll-top bath and walk-in shower. There are three en suite bathrooms in total, with the two remaining bedrooms serviced by a modern family bathroom with high-quality fittings.

Each of the rooms is designed with a focus on an abundance of natural light, creating a bright and airy ambience throughout.

Outside

The front of the property is beautifully landscaped, and the stylised circular in/out drive leads to a large double garage, which houses the battery storage, EV charger, and CCTV controller. The bespoke metal side gate leads to the rear garden, mostly laid to lawn and backing on to a protected bird sanctuary.

Location

The home is set within the private Sandwich Bay Estate to the south of the medieval Cinque Port of Sandwich. The Bay adjoins three world famous golf courses: Royal St George's, Prince's and Royal Cinque Ports. Sandwich provides an excellent range of facilities, including well-regarded schools and specialist shops. Nearby Canterbury offers more extensive amenities.

Transport facilities include a local railway station with High-Speed connections to London and the A256 dual carriageway that links to the A2/M2 and M20/A20 at Dover. The Channel Ports provide connections to the Continent.

Energy efficiency

The property has an exceptionally high, A grade, energy performance rating and has an integrated solar system with battery storage, allowing for convenient EV charging and upload to the grid with many utility companies.











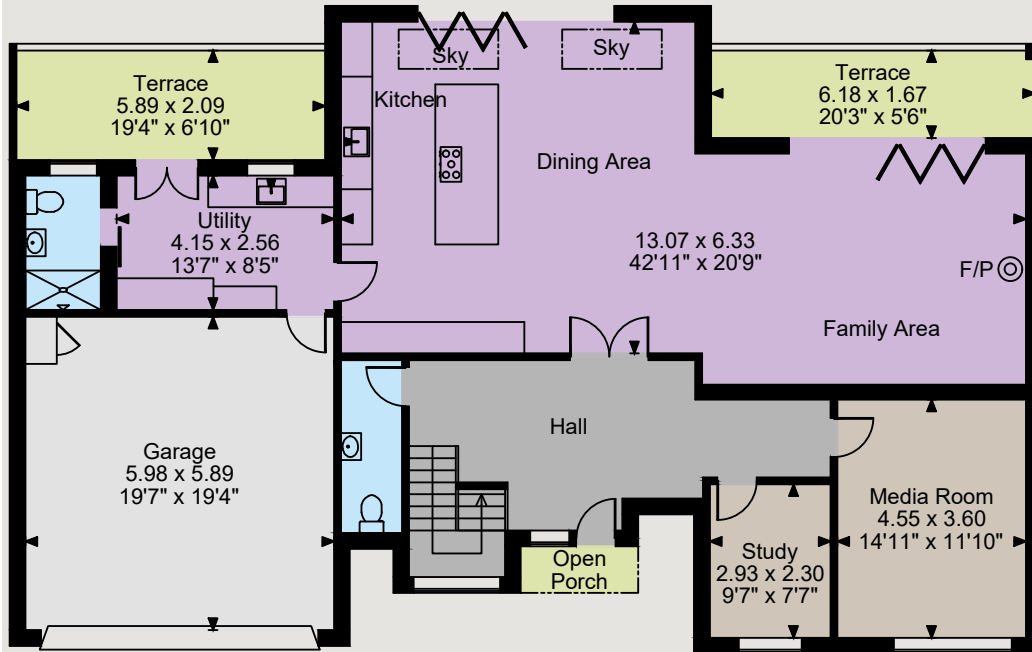
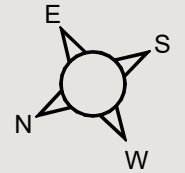
Floorplan

Main House internal area 2,785 sq ft (259 sq m)

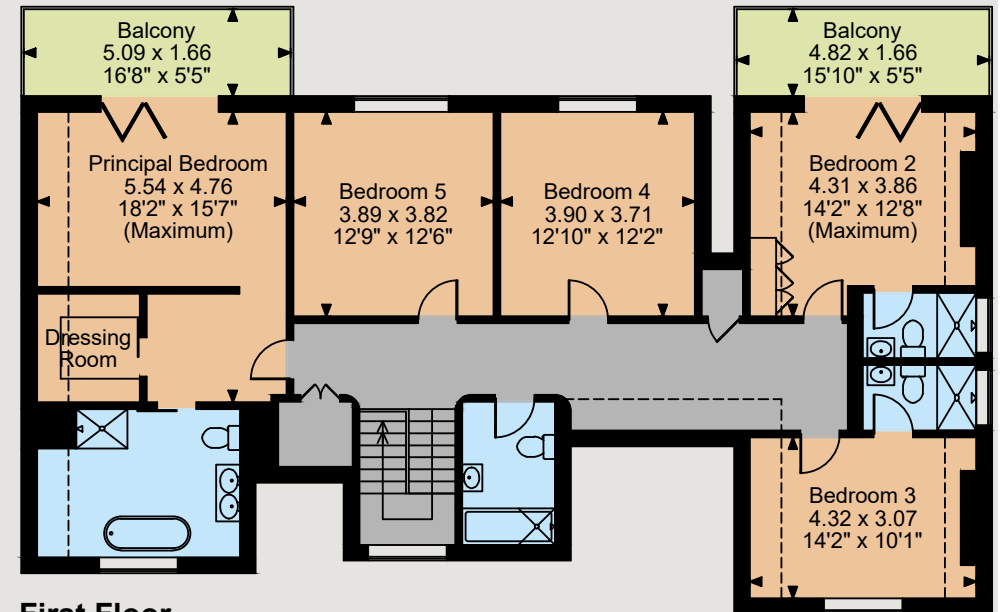
Garage internal area 379 sq ft (35 sq m)

Balcony & Terrace external area = 421 sq ft (39 sq m)

Total internal area 3,164 sq ft (294 sq m)



Ground Floor



First Floor

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

□ □ □ □ Denotes restricted head height

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Directions

Approaching from the A299 Thanet Way: Take the A256 from Ramsgate towards Dover. From the third roundabout on the A256, take the first exit onto Ramsgate Road (signposted towards Sandwich). On entering Sandwich, go over the bridge and take an immediate left along The Quay and continue down Knightrider Street. Follow the road to Sandown Road and continue until reaching the security gate at the entrance to The Sandwich Bay Estate. Once past security, take the first left onto Kings Avenue, where the property will be found on the right.

General

Local Authority: Dover District Council
Services: All mains services; gas central heating; solar system.
Council Tax: Band F
Tenure: Freehold
Guide Price: £1,850,000

Canterbury

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

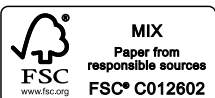
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