

# The Breakers Beach House

**Region:** The South East   **Sleeps:** 11

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## Overview

Welcome to the unique and exceptional The Breakers Beach House on the charming Kent Coast. Comfortably sitting on one of the most sought-after private roads in Sandgate, with direct beach access and a view of France on a sunny day! This astonishing treasure is the ideal seaside getaway offering a fun, friendly atmosphere with heaps of style. It is only five minutes away from the local gastropubs and is within an easy reach of Sandgate Village and Folkestone Harbour.

The Breakers is a beautiful home to explore all the joys of Kent. The engaging interiors feature an imaginative and thoughtful design, with an astonishing mural by Kent artist Oliver Trowell, ceiling lighting depicting a shooting star and beautiful sculptures and artwork throughout. The house is bright and light, making it ideal for summer stays. Whilst also offering homely furnishings and a toastie wood burner for winter months.

On entering the beach house, you are greeted by an enchanting display of maritime objects and paintings, reflecting the history of the local area and owners. This leads to the stylish living room with a dining table for four, kitchen, comfortable seating, and large TV. The large ground floor windows illuminate the space allowing for a stunning uninterrupted panoramic sea view. Not to mention, the room also plays host to an extraordinary mural, Greek columns, and sculptures. There is a double bedroom with a chic bathroom boasting a Jacuzzi bathtub. The laundry room is also located on the ground floor. This is a flexible space that works well as a self-contained apartment if required.

The first floor has an appealing layout with a large master bedroom with an ensuite bathroom and private balcony, which is the perfect spot to take full advantage of the picturesque views. There is a modern, well-equipped kitchen, cosy seating area with wood burner along with two tables for entertaining. Creating ample space for groups or celebratory occasion. The living room balcony is the real showstopper. It benefits from superb far-reaching, elevated views over the sea, with additional seating and a BBQ.

The second floor is accessible via a spiral staircase and consists of one bedroom with a zip and link bed that can be set up as a double or twin bedroom. There is also an additional trundle bed available. For a touch of luxury, the ensuite bathroom offers a large roll-top bathtub.

Outside you will feel totally spoilt, the beach house has a wonderful terrace and pergola, which is perfectly positioned directly overlooking the sea—making it the ideal spot to watch the sunrise, enjoy a sundowner or share a delicious BBQ with friends.

The beach itself is a pebbly, quiet beach with long views over the channel, leading into the village of Sandgate. Shopaholics will love exploring the high street filled with shops selling antiques and collectables, along with a variety



of pubs, restaurants, and cafes. A short walk along the coast path will bring you to the popular town of Folkestone. Stroll the cobbled street of Folkestone's Creative quarter, enjoy some outstanding food at the harbour or visit the popular Lower Leas Coastal Park. The town also plays host to the unmissable Folkestone Triennial showcasing the best that the arts have to offer!

The Breakers is especially great for families. Together you can enjoy exploring local attractions and historical sites like Dover Castle, South Foreland Lighthouse and Battle of Britain Museum. And if that was not enough, there are the charming nearby villages and the seaside town of Rye, Camber, Dungeness, St Margaret's Bay, Deal, Sandwich Broadstairs and Whitstable to discover - all offering a selection of shops, galleries, a cinema and restaurants. The Breakers is the perfect seaside escape offering an exceptional stay to remember.



## Facilities

Cycling • Villa • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Horse Riding • Exclusive • Golf Nearby • Walk to Village • Romantic • Recommended • Sailing • Paragliding • Walk to Beach • Ideal for Teens • Cots (Cribs) • Pets on Request • Quirky (Unique) • Great Value • Maid Service Available • All Bedrooms En-Suite • Beach Nearby • Instagrammable • Beachfront • <1hr to Airport • Walk to Restaurant • Wi-Fi/Internet • Seaview • Seafront • Decorated for Christmas • Easy By Train • Tourist Towns & Villages • Smart TV • Animal farm • Heating • Paragliding • Pre-Stocked Fridge Available • Catering Available • Playground nearby • Meal delivery service • High Chair(s)

# Interior & Grounds

## The Breaker

### Ground Floor

- Entrance
- Living room with large sofa bed and dining table for 4
- Fully-equipped kitchen with hob, oven and microwave
- Bedroom with double bed
- Family bathroom with Jacuzzi bath and WC
- Laundry cupboard

### First Floor

- Living room with large sofa bed, TV and wood burner
- Kitchenette with hob and oven
- Master bedroom with king size bed, en-suite shower room and sea view balcony
- Balcony with seating and barbecue

### Second Floor (access to this floor is via a spiral stair case)

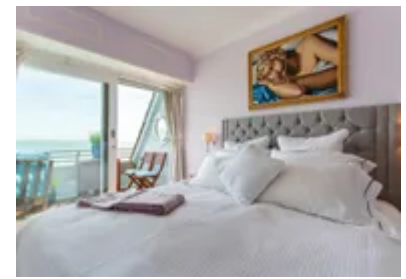
- Bedroom with two single zip & link beds (*can be set up as a super-king on request*) and an additional trundle bed
- Family bathroom with roll top bath tub

### Exterior Grounds

- Direct beach access
- Terrace
- Pergola
- Seating area
- Barbecue

### Additional Facilities

- Wi-Fi
- Alexa
- Netflix, Disney, Amazon Prime and terrestrial TV
- Washing Machine
- Dryer
- Direct sea access
- Parking for 5 cars available



# Location & Local Information

The Breakers is charmingly situated on Sandgate Beach, Folkestone. A quiet beach with easy access to a wealth of lovely restaurants, pubs, and antique shops in the small village. The world famous St George's Golf Club, the host to the 149th Open Championship is also within easy reach. Wine lovers would also enjoy a trip to Tillingham a local vineyard offering a select of natural wine and seasonal food.

Guest can enjoy a leisurely stroll along the coastal path to Sandgate or toward Folkestone Beach and Harbour. The harbour has recently been renovated with lovely restaurants such as Rocksalt, Smokehouse and Chummys Seafood Stall. The iconic White Cliffs of Dover and South Foreland Lighthouse are situated a little further along the coast.

History buffs can enjoy a trip to the Canterbury Cathedral, Battle of Britain memorial or Battle of Britain Museum, which boast a WWII German bomber. For a more immersive Spitfire plane are available to fly from Lydd Airport. You can fly along the White Cliffs of Dover for the original Battle of Britain Experience!

From Dover's white cliffs to the magnificent Canterbury cathedral to the new Turner Gallery there's so much to see and do in Kent. Shop on cobbled streets in Rye, experience safari adventures at Port Lympne Wild Animal Park, taste wines at Biddenden Vineyards, admire brightly-coloured orchards and beautiful countryside driving through picture card villages or visit impressive Bodiam or Leeds Castle.

Hythe has a lovely high street with plenty of antiques, small shops and restaurants. Folkestone's Creative Quarter is a hive of arty activity with galleries galore. Folkestone Leas nature park overlooks the ocean and perfectly complements dinner at the Grand Hotel. Dungeness Nature Reserve is fascinating with fishermen's huts and the largest expanse of shingle in Europe - a haven for wildlife spotters. Dymchurch Railway is a 15" gauge main-line in miniature, with operating steam and diesel hauled trains. France is only an hour away with the Eurotunnel.

For rainy days and retail therapy, Ashford has a large outlet centre next to the International train station. There are several golf courses nearby such as Littlestone Warren (British open qualify rounds), Lydd, Hythe Imperial or Sene Valley.

Foodies are recommended food at the following restaurant, Rock Salt Folkstone, Folkstone Wine Company, The Wife of Bath, The Five Bell Inns, The Pig at Bridge Place, Fordwich Arms, Restaurant at Port Lympne, Hide and Fox, The Randor Arms and the Bistro at Lympne Castle.



## Local Amenities

Nearest Airport	<b>Gatwick (115 km)</b>
Nearest Beach	<b>Sandgate Beach (Direct beach access)</b>



Nearest Ferry Port	Port of Dover (16 km)
Nearest Golf	Sene Valley Golf Club (6 km)
Nearest Restaurant	Rocksalt (3.2 km)
Nearest Supermarket	Morrison (3.4 km)
Nearest Town/City	Dover (15.6 km)
Nearest Town/City	Deal (31.2 km)
Nearest Town/City	Canterbury (31.1 km)
Nearest Town/City	Broadstairs (46.5 km)
Nearest Town/City	Hastings (58.1 km)
Nearest Town/City	Folkstone (1.6 km)
Nearest Train Station	Folkestone Central Station (2.9 km)
Nearest Village	Folkstone (1.6 km)

## What we love

- Wonderfully located on the up-and-coming Kent coast offering. The vibrant beach house offers direct beach access
- The extraordinary south-easterly facing beach terrace is the ideal spot to enjoy the stunning sunrise and sunset with a G&T whilst soaking up the breath-taking panoramic views
- Situated at the end of a quiet road, the house offers plenty of seclusion and privacy
- No matter the weather, The Breakers makes a great base to explore Kent whether you're taking fun walking trips along the coast, learning about the local history enjoying some fish and chips!

## What you should know...

- Access to the top floor is via a spiral staircase which may be difficult for anyone with mobility issues. However, the house does offer a stunning ground floor bedroom and bathroom

# Terms & Conditions

- **Security deposit:** £1000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- **Arrival time:** 4pm
- **Departure time:** 10am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** Absolutely! Up to three dogs are welcome. There is an additional fee of £100 to cover extra cleaning. Please enquire at time of booking.
- **Other Ts and Cs:** Please be respectful of neighbours. Guest are kindly asked to make no outdoor noise after 11.00pm
- **Changeover day:** Friday
- **End of stay cleaning available?:** Yes, included in the rental price
- **Smoking Allowed?:** No smoking at the property
- **Minimum stay:** 3 nights in low season and 7 nights in high season
- **Heating costs included?:** Yes, included in the rental price