



49 High Street, Hythe, Kent CT21 5AD



**SHEARWATER,
RADNOR CLIFF CRESCENT, SANDGATE**

£695,000 Freehold

Situated in an enviable position from where it commands a magnificent westerly panorama over Sandgate and of the sea, this exceptional property offers very comfortable and versatile accommodation with 2 reception rooms, kitchen/dining room, 3 bedrooms and 2 shower rooms. Garage, parking, gardens. EPC D



Shearwater

Radnor Cliffside, Sandgate, Folkestone CT20 2JG

**Entrance Vestibule, Entrance Hall, Sitting Room, Kitchen/Dining Room, Study,
Utility Room, Ground Floor Bedroom and Shower Room,
Two Further Bedrooms and a Shower Room
Garage, Parking and Gardens**

DESCRIPTION

Shearwater occupies a generous plot in an enviable elevated location in Folkestone's sought after Radnor Cliff from where it commands a magnificent south westerly vista over Sandgate, of the sea and around the bay to Dungeness in the distance.

The property offers accommodation of particularly comfortable proportions with all of the principal rooms enjoying a westerly aspect and commanding superb views to the sea. The accommodation comprises a generous entrance hall leading to the large sitting room beyond which is the kitchen/dining room with sleek modern cabinetry and integrated appliances. Adjoining the kitchen is a study (which could provide a fourth bedroom) and the utility room. Accessed from the entrance hall is the third double bedroom and a wet room. On the first floor there are two further double bedrooms, each enjoying sea views and a shower room.

The property is approached via a long driveway over which it has a right of access, this divides to a private driveway providing ample off street parking and access to the garage. From here a flight of steps leads up to the front of the house where there is a large terrace, the ideal vantage point from which to enjoy the views. To the rear the garden slopes upwards away from the house and enjoys a secluded and tranquil levelled area at the top.

SITUATION

Radnor Cliff Crescent is a sought after location accessed from the main A259 that runs along the coast between Sandgate and Hythe. The property is within moments of the charming and sought-after village centre with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants. The long stretches of shingle beach and sailing club can be found by meandering down one of the pretty lanes or the alleyways from the high street and the coastal path can be followed along the foot of The Leas all the way to Folkestone harbour with the recently revitalised Harbour Arm with champagne bar, restaurants, cafes and live music.

The Cinque Ports Town of Hythe with its wider range of amenities, including a Waitrose, is approximately 3 miles away to the west and the larger town of Folkestone is about a mile to the east. There is a variety of sporting facilities available along the coast, including rowing and sailing clubs, cricket club and a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre.

The High Speed Rail Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station (1 mile) and Ashford International (16 miles) and Eurostar services to Paris and Brussels are also available at the latter. The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant.



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a double glazed door with double glazed window to side, double glazed door with double glazed window to side opening to:

ENTRANCE HALL

Timber effect flooring, staircase to 1st floor, double glazed windows to side, radiator, doors to:

SITTING ROOM

Timber effect flooring, double glazed sliding patio door with double glazed windows to either side opening to the west facing terrace at the front of the property from where magnificent views over Sandgate and of the sea can be enjoyed, radiators, door to:

KITCHEN / DINING ROOM

Well fitted with a contemporary suite comprising range of base cupboard and drawer units in a high gloss finish and incorporating integrated Neff dishwasher, integrated Neff electric oven, deep pan drawers, square edged worktops under mounted with pair of stainless steel sinks with mixer tap, white glass splashbacks, range of coordinating wall cupboards with lighting beneath, integrated fridge, coordinating island with deep pan drawers and breakfast bar, timber effect flooring throughout, recessed lighting, double glazed window to rear, double glazed sliding patio door to front from where magnificent views over Sandgate, of the sea and around the bay to Dungeness can be enjoyed, radiators, doors to utility room and:

STUDY

Timber effect flooring, double glazed picture window to front enjoying views of the sea, radiator.

UTILITY ROOM

Fitted with a range of base cupboard and drawer units incorporating recesses and provision for washing machine and tumble dryer, space for freestanding freezer, square

edged worktops inset with stainless steel sink and drainer unit with mixer tap, tiled splashback, coordinating wall cupboard, wall mounted Worcester gas fired boiler, tiled floor, extractor fan, double glazed window to rear, double glazed door to side, radiator.

BEDROOM

Timber effect flooring, double glazed windows to front and side, radiator.

WET ROOM

Tiled floor and walls, thermostatically controlled Aqualisa shower with glazed shower screen, low level WC, corner wash basin, opaque double glazed window to rear, recessed lighting, extractor fan, wall mounted heated ladder rack towel rail.

FIRST FLOOR LANDING

Access to loft space via hatch fitted with loft ladder, shelved heated linen cupboard, double glazed windows to rear overlooking the garden, radiators, doors to:

BEDROOM

Fitted wardrobe cupboard with sliding mirrored doors, double glazed picture window to front commanding panoramic views over Sandgate, of the sea and around the bay to Dungeness, radiator.

BEDROOM

Double glazed picture window to front enjoying magnificent views over Sandgate, of the sea and around the bay to Dungeness, radiator.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, vanity units with low level WC with concealed cistern, bidet, square edged worktops inset with wash basin with mixer tap, tiled floor, tiled walls, opaque double glazed window to front, recessed lighting, contemporary radiator.



OUTSIDE

FRONT GARDEN

Shearwater is approached via a shared block paved driveway extending to his own private block paved driveway providing off-road parking for a number of vehicles and access to the integral garage. From here a flight of steps leads up the generous west facing terrace from where the garden slopes away and is laid extensively to lawn with various specimen shrubs including hebes, euonymus and pampas grasses. Side access can be gained to the:



REAR GARDEN

Directly to the rear of the house a pathway leads to a flight of steps rising to an elevated paved terrace and continuing to the upper levels of garden which slope upwards away from the property and are laid extensively to lawn with various specimen shrubs including phormiums, pampas grass, camellia and rhododendrons. At the highest point of the garden is a level expanse of lawn in part set beneath a timber framed pergola supporting a vine.



GARAGE

Up and over door to front, power and light.

EPC Rating Band D

COUNCIL TAX

Band F approx. £3083.77 (2022/23)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

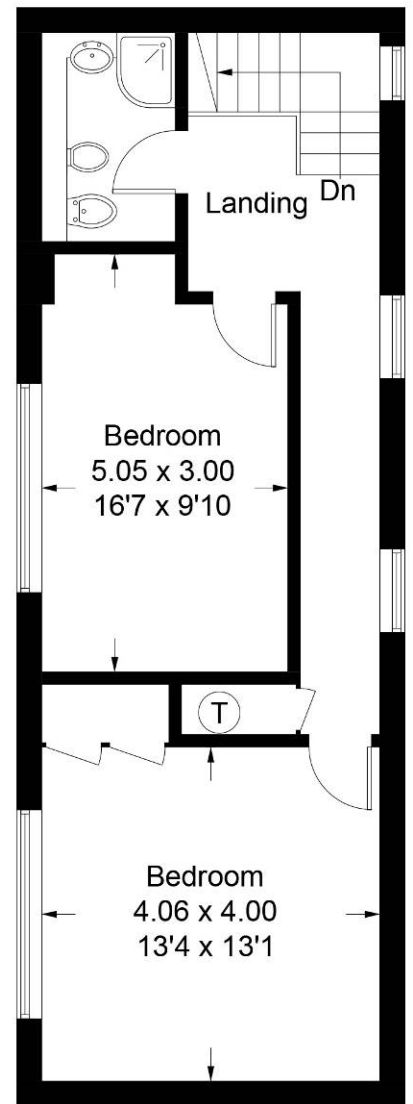
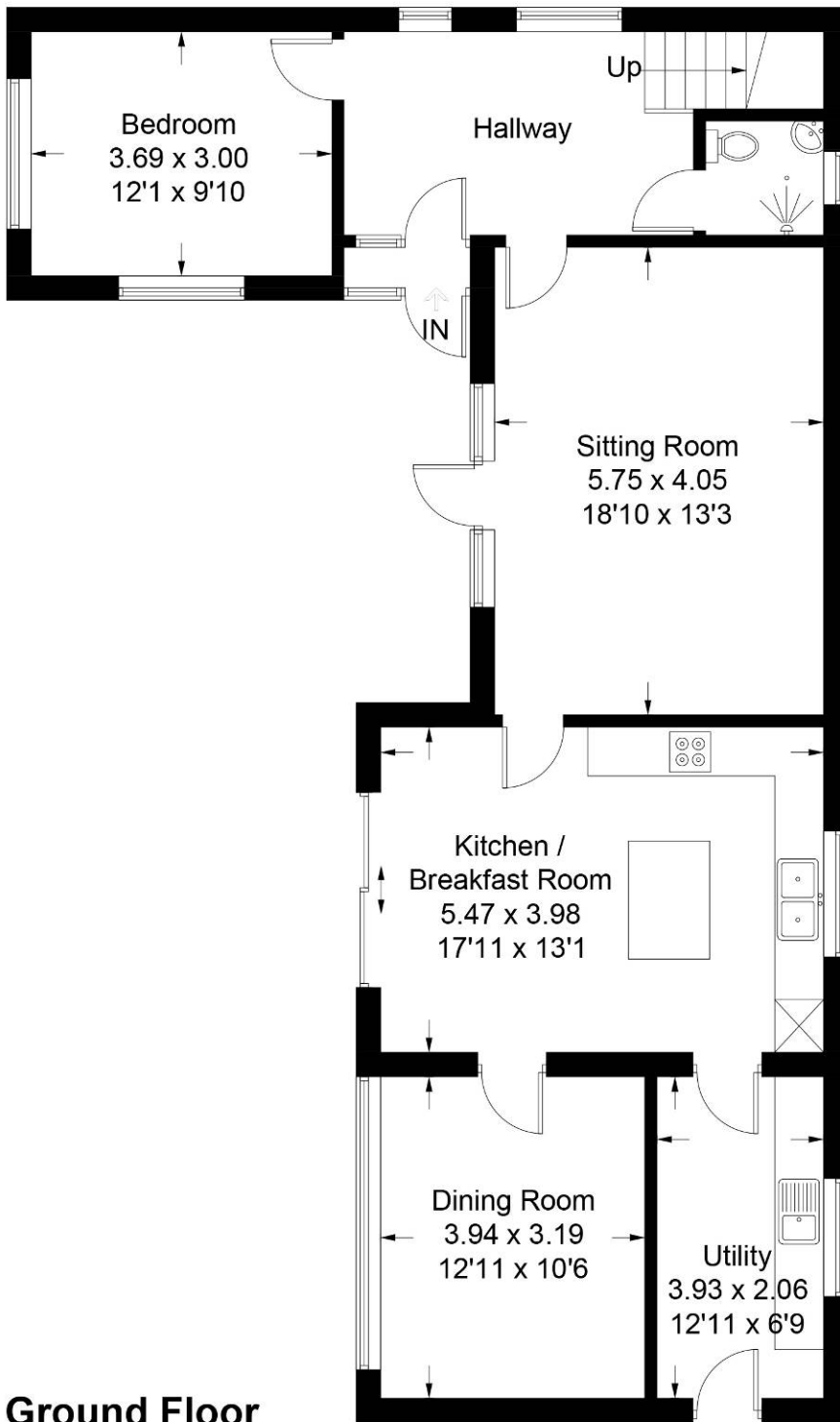


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Shearwater, Folkestone, CT20

Approximate Gross Internal Area = 148.4 sq m / 1597 sq ft



Ground Floor

First Floor

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