



49 High Street, Hythe, Kent CT21 5AD



26 RADNOR CLIFF, SANDGATE, FOLKESTONE

£1,295,000 Freehold

Enviably situated in an exclusive location from where it commands a stunning panorama of the sea, around the bay to Dungeness and to the coast of France together with direct access to Sandgate Beach, this impeccably presented 3 bedroom detached house boasts open plan living spaces, ample parking and a sea facing garden. EPC D



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**Entrance Vestibule, Entrance Hall, Sitting Room, Kitchen/Dining Room
open plan to Garden Room, Study, Utility Room, Shower Room,
Three Bedrooms, Bathroom,
Ample Parking, Garage, Gardens**

DESCRIPTION

This enviably situated link detached house has been the subject of an extensive programme of repair, refurbishment and carefully considered extensions. The result is a triumph providing an impeccably presented, light filled interior with open plan living spaces designed to compliment a modern lifestyle and to maximise the stunning views of the sea which can be enjoyed from the majority of the property.

The comfortably proportioned accommodation is currently arranged to provide a welcoming entrance hall leading to the generous sitting room which leads to the kitchen/dining room with a smart contemporary installation of cabinetry incorporating integrated appliances and quartz worktops. This space is open plan to the garden room which boast two full walls of bi-folding doors uniting the space with the sea views and the garden beyond. There is also a study, utility room and shower room on the ground floor. The first floor comprises three bedrooms, two boasting glorious sea views, and a spacious bathroom.

To the front of the house the driveway provides ample parking and access to the attached garage and to the rear the garden enjoys a southerly aspect and provides the perfect vantage point from which to enjoy the panoramic views of the sea. There is also direct access to the beach from the garden.

SITUATION

Radnor Cliff is a particularly sought-after, exclusive residential area, just minutes from the charming and vibrant Sandgate Village centre with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants. The long stretches of shingle beach and rowing club can be accessed directly from the garden or found by meandering down one of the pretty alleyways from Sandgate High Street and the coastal path can be followed along the foot of The Leas all the way to Folkestone Harbour with the recently regenerated "Harbour Arm" with champagne bar, restaurants, cafes and live music. Beyond the Harbour is the Creative Quarter home to a host of artists, a thriving café culture and many other creative activities. Folkestone also boasts The Leas promenade providing a beautiful walk into Folkestone, along the cliff top from where unrivalled Channel views can be enjoyed.

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 service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station (1 mile), Folkestone Central (1.5 miles) and Ashford International (16 miles). The M20 motorway with fast connections to London and the wider south-east and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant.

The accommodation comprises:

ENTRANCE PORCH

Entered via a timber effect composite and double glazed door, shelved storage cupboard, timber effect composite and opaque double glazed door opening to:

ENTRANCE HALL

Staircase to first floor with polished timber moulded handrail, access to deep understairs storage cupboard, tiled floor in a geometric design with underfloor heating, coved ceiling, recessed lighting, doors to study, shower room and pair of pocket doors opening to:

SITTING ROOM

Fireplace recess with slate hearth set beneath a timber bressummer beam with low-level cupboards built into the alcoves to either side, timber effect flooring in a limed oak finish with underfloor heating, coved ceiling, recessed lighting, bay with double glazed windows to rear and double glazed casement doors to either side from where magnificent views of the sea can be enjoyed, pair of pocket doors opening to:

KITCHEN/DINING ROOM

The kitchen area in part set beneath a pair of double glazed Velux roof lights and well fitted with a comprehensive range of base cupboard and drawer units in a sleek matt finish and incorporating deep pan drawers, integrated dishwasher, recycling drawer, square edged quartz worktops and upstands inset with Neff multi-point induction hob and one and a half bowl stainless steel sink and drainer with mixer tap, quartz upstands, range of coordinating wall cupboards with concealed lighting beneath and extractor hood above the hob, integrated eye level double oven/combi microwave oven, housing for freestanding American style fridge/freezer, recessed lighting, double glazed casement door opening to rear from where views of the sea can be enjoyed, door to utility room timber effect flooring in a limed oak finish with underfloor heating throughout extending through to the:

GARDEN ROOM

Timber effect flooring in a limed oak finish with underfloor heating, two walls occupied by bi-folding doors opening to and uniting the space with the garden and from where exceptional views of the sea and around the bay to Dungeness can be enjoyed, recessed lighting.

UTILITY ROOM

Range of base cupboards coordinating with those in the kitchen with quartz worktops inset with stainless steel one and a half bowl sink and drainer with mixer tap, quartz upstands, coordinating wall cupboards, housing for stacked washing machine and tumble dryer, timber effect flooring with underfloor heating, recessed lighting, timber effect composite and double glazed door with double glazed window to side opening to front.

STUDY

Built in cupboards housing Worcester gas fired boiler and pressurised hot water cylinder, timber effect flooring in a limed oak finish, recessed lighting, double glazed window to front, radiator.

SHOWER ROOM

Well fitted with a contemporary suite comprising tiled shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, low level WC, wash basin with mixer tap and vanity cupboard below, illuminated mirror above, tiled floor in a geometric design with underfloor heating, recessed lighting, extractor fan, opaque double glazed window to side.

FIRST FLOOR LANDING

Access to loft space via a hatch fitted with a loft ladder, coved ceiling, recessed lighting, double glazed window to front above the stairwell, radiator, doors to:





BEDROOM

Comprehensive range of built-in wardrobe cupboards, coved ceiling, recessed lighting, bay with double glazed windows to rear commanding magnificent views of the sea and around the bay to Dungeness, radiator.

BEDROOM

Coved ceiling, recessed lighting, double glazed window to rear commanding magnificent views of the sea and around the bay to Dungeness, radiator.

BEDROOM

Coved ceiling, recessed lighting, double glazed window to front, radiator.

BATHROOM

Well fitted with a contemporary suite comprising panelled bath with mixer tap, tiled shower enclosure fitted with monsoon, thermostatically controlled shower with separate handheld attachment, close coupled WC, wall hung wash basin with mixer tap, flight of vanity drawers below and illuminated mirror above, tiled floor, coved ceiling, recessed lighting, extractor fan, two opaque double glazed windows to front and side, heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is largely occupied by the driveway which provides off road parking backed by a raised bed planted with various shrubs, including a bay, japonica fatsia and hebe, together with a camellia and arum lilies at the front of the house. The driveway also provides access to the:

GARAGE

Electronically operated roller door to front, power and light, personal door to rear.

REAR GARDEN

Directly to the rear of the house is a generous terrace which is paved in natural stone and provides the perfect vantage point from which to enjoy the magnificent views of the

sea. From here steps lead down to an area of lawn surrounded by a shallow border planted with various shrubs, herbaceous and other plants including roses, yucca, bay, iris, lavender and others. A further flight of steps meander down through the garden past raised beds which are similarly stocked to a second terrace, also paved in natural stone, set before a pretty timber framed summer house from where beautiful views along the coastline can be enjoyed. To the far corner of the garden is a timber framed storage shed.

NB A side gate gives access to a private walkway over which the property has a right of access returning to Radnor Cliff and also providing direct access to the beach.

EPC Rating Band D

COUNCIL TAX

Band F approx. £3,515.36 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

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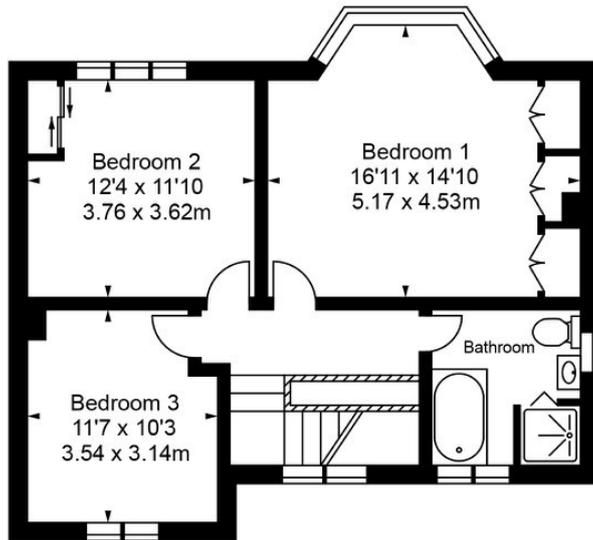
Approximate Gross Internal Area :-

Ground Floor :- 96.53 sq m / 1039 sq ft

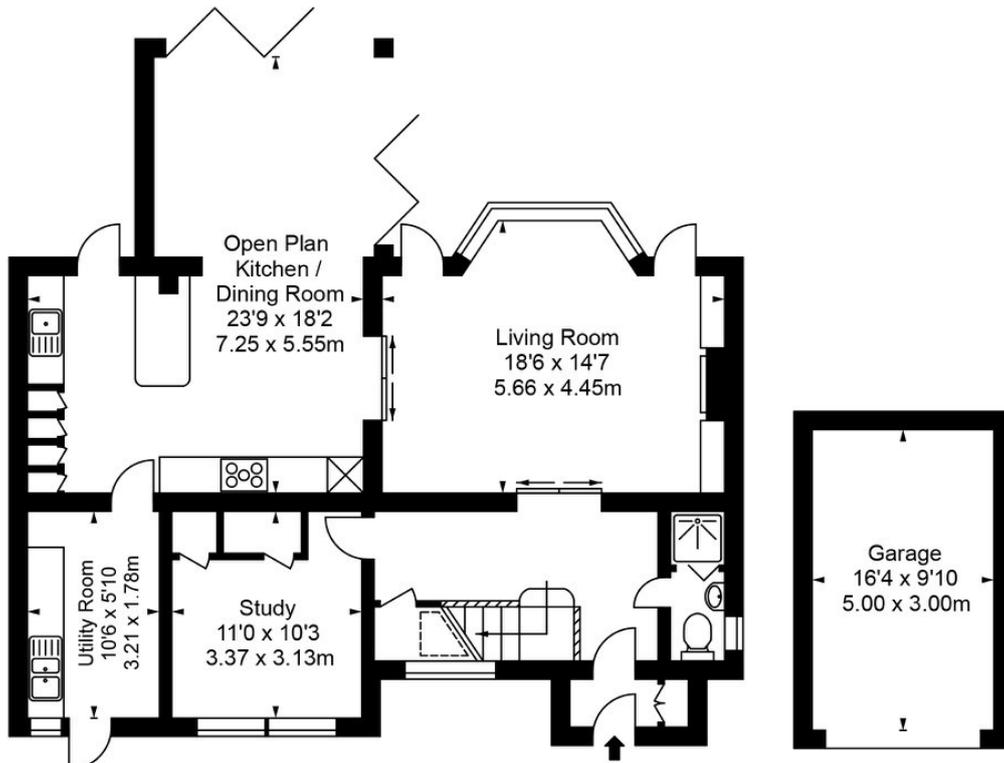
First Floor :- 63.59 sq m / 684 sq ft

Garage :- 15.00 sq m / 161 sq ft

Total :- 175.12 sq m / 1884 sq ft



First Floor



Ground Floor

Garage

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com