



49 High Street, Hythe, Kent CT21 5AD



**PROSPECT HOUSE,  
7 CLIFF ROAD, HYTHE**

**£1,150,000 Freehold**

Spacious, south-facing family home just off the Leas, within walking distance of the beaches of Folkestone's Riviera. Prospect House offers over 3,500 sq ft of accommodation including 3 reception rooms, 5 bedrooms, 2<sup>nd</sup> floor attic room with sea views, attractive landscaped gardens, sweeping drive, garaging for 3 cars. EPC C



## **Prospect House, 7 Cliff Road, Folkestone CT20 2JD**

**Entrance Hall, Sitting Room, Garden Room, Dining Room, Kitchen/Breakfast Room,  
Utility Room, Cloakroom,  
Five Bedrooms (the principal bedroom with En-Suite bathroom),  
Family Bathroom, Open Plan Second Floor Attic Room,  
Integral Double Garage, Detached Single Garage, Ample Parking,  
Gardens to the Front, Sides and Rear**

### **DESCRIPTION**

Prospect House is an attractive family house occupying a generous corner plot on one of the most coveted roads in Folkestone's prestigious West End. The property has been in the same ownership for 25 years and now presents the opportunity to update and improve the accommodation to create a magnificent family home to suit the purchasers' own tastes and requirements. Solar panels on the roof provide income from sustainable electricity.

The light and elegantly proportioned accommodation provides a generous reception hall, leading to a large reception room with bay window to the front, Adam style fireplace and glazed doors opening to the reception/garden room and rear garden. The attractive dining room also overlooks the garden as does the spacious kitchen/breakfast room. The utility room opens to the double garage whose windows overlook the front garden, offering the ideal opportunity to create a fourth reception room subject to consents. On the first floor, there is a family bathroom and five double bedrooms including the Principal bedroom with en-suite bathroom and glazed doors opening onto a large, south-facing terrace/ balcony overlooking the garden and The Leas beyond. The generous landing provides ample space for a home study. The second floor is an open-plan area spanning the entire length of the house with Velux windows providing views over The Leas to the sea.

The gardens surround the house on all sides and provide a delightfully secluded environment for alfresco dining and entertainment with some wonderfully mature specimen trees, shrubs and an ornamental pond. There is an ample, sweeping gravelled drive to the front and side of the house, leading to the detached single garage as well as the double integral garage.

### **SITUATION**

The property is within Folkestone's sought after West End on a peaceful, no-through road. It is within metres of The Leas, a mile-long promenade offering stunning sea views towards France as well as access down to The Riviera beach and the award-winning Lower Leas Coastal Play Park. The Leas can be followed as far as Folkestone Harbour with the recently revitalised Harbour Arm offering champagne bars, restaurants, cafes and live music. Half a mile to the west of the property is the vibrant coastal village of Sandgate with its eclectic mix of antique shops, boutiques, restaurants and sailing club beyond. Folkestone town centre is within a mile of Prospect House.

The Girls and Boys Grammar schools, The Turner School and The Academy offer excellent secondary education and highly regarded primary schools including Sandgate and Morehall are all close by.

There are a variety of sporting facilities available along the coast, including rowing, sailing, cricket, squash, bowls and swimming clubs as well as golf courses in the immediate vicinity.

Folkestone's West End station is a short, level walk away from Prospect House with the High Speed Link service to London St Pancras taking around 53 minutes. The M20 motorway network and the Channel Tunnel Terminal at Cheriton are 1.5 and 3.5 miles away respectively.



The accommodation comprises:

**ENTRANCE HALL** 4.88 x 3.68m / 16 x 12 1

Entered via a timber-panelled door, staircase to first floor, dado rail, wall-light points, coved ceiling, radiator, double glazed window to front, doors to:

**SITTING ROOM** 6.75 x 4.26m / 22 2 x 14

Attractive stripped pine Adam style fireplace surround with marble insert encompassing a coal-effect living flame gas fire above a coordinating marble hearth, wall-light points, coved ceiling, double glazed window to front, radiator, skirting radiators, glazed door with glazed panels to either side opening to:

**GARDEN ROOM** 4.22 x 4.13m / 13 10 x 13 7

A pair of wall-light points, coved ceiling, double-glazed window to side, overlooking the garden, double glazed casement doors with double glazed windows to either side, opening to and overlooking the rear garden, radiator.

**DINING ROOM** 3.95 x 3.69m / 13 x 12 1

Coved ceiling, decorative ceiling rose, bay with double glazed windows to rear, overlooking the garden, radiator.

**KITCHEN/BREAKFAST ROOM** 7.06 x 4.19m / 23 2 x 13 9

A generous space with defined kitchen and dining areas, the kitchen area with range of base cupboard and drawer units incorporating integrated dishwasher and fridge, roll top worktops inset with one and a half bowl sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards, incorporating plate rack and display, shelving, integrated eye level double oven/grill, coordinating island unit with worktop inset with four burner halogen hob, wall light points, coved ceiling, recessed lighting, double glazed windows to front and rear, radiator, door to:

**UTILITY ROOM** 5.46 x 2.10m x 17 11 x 6 11

Built-in storage cupboards, base cupboards with recess and plumbing for washing machine with roll top work surface inset with

stainless steel sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards, coved ceiling, recessed lighting, wall mounted gas fired boiler, double glazed window to rear, obscured double glazed door to side, door to:

**INTEGRAL GARAGE** 5.50 x 4.9m / 18 1 x 16 1

A generous garage with two windows to the front and two up and over doors to the side. Power, light, consumer unit, solar meter.

**CLOAKROOM**

Low level WC, wall hung wash basin, walls tiled to half height, coved ceiling, obscured window to side.

**FIRST FLOOR LANDING** - 10.7 x 3.94m / 35 1 x 12 11

A generous space with staircase continuing to attic room, coved ceiling, decorative ceiling rose, wall light point, three double glazed windows to front, skirting radiator, doors to:

**PRINCIPAL BEDROOM** 6.08 x 4.24m / 19 11 x 13 11

Pair of wall light points, coved ceiling, fitted wardrobe cupboards, double glazed window to front, double glazed casement doors with double glazed windows to either side opening to a generous **balcony** enclosed by wrought iron balustrade to the rear, skirting radiators, door to:

**PRINCIPAL EN-SUITE BATHROOM**

Panelled bath fitted with mixer tap and handheld shower, low level WC, pedestal wash basin, tiled walls, wall light points, extractor fan, coved ceiling, radiator.

**BEDROOM 2** 5.47 x 4.03m / 17 11 x 13 3

Wall light points, coved ceiling, decorative ceiling rose, double glazed window to rear, overlooking the garden, radiator.

**BEDROOM 3** 5.36 x 2.93m / 17 7 x 9 7

Coved ceiling, decorative ceiling rose, pair of double glazed windows to front, radiator.



#### **BEDROOM 4** 3.86 x 3.03m / 12 8 x 9 11

Currently utilised as a study, dado rail, wall light points, coved ceiling, double glazed window to rear, overlooking the garden, skirting radiators.

#### **BEDROOM 5** - 3.36 x 3.03m x 11 x 9 11

Coved ceiling, double glazed window to rear, overlooking the garden, skirting radiator.

#### **BATHROOM**

Panelled bath, shower enclosure with Briston shower, low level WC, bidet, pedestal wash basin, coved ceiling, double glazed window to front, heated towel rail.

#### **2<sup>nd</sup> FLOOR/ATTIC ROOM** 26 11 x 9 11 / 8.2 x 3.01m and 5.9 x 4.09m / 19 4 x 13 5

A generous space spanning almost the entire width of the property, with access to eaves storage cupboards, the entire space being clad in tongue and groove panelling, two Velux roof lights to rear enjoying glimpses of the sea.

#### **OUTSIDE**

##### **FRONT GARDEN**

The garden to the front of the property is set behind a low brick built wall, with a central pathway leading to the front door. There are areas to either side which are laid to lawn with borders stocked with a variety of shrubs, herbaceous and other plants, together with a magnificent flowering cherry.

To the side of the house, a gravelled carriage driveway provides off-road parking and turning for a number of vehicles, together with access to the integral garage and to the detached single garage. A personal gate gives access to the:

##### **REAR GARDEN**

The garden to the rear of the property enjoys a southerly aspect and is encompassed by deep borders well stocked with a variety of mature shrubs, including pittosporum, choisya, viburnum and camellia amongst others. The garden is laid extensively to lawn which wraps around to the side of the property, the lawn being dotted with

specimen trees including a magnificent flowering cherry tree.

#### **DETACHED SINGLE GARAGE**

Of brick built construction beneath a pitched tiled roof, personal door to side, up and over door to front.

#### **EPC Rating Band C**

#### **COUNCIL TAX**

Band G approx. £4090.33 (2025/26)  
Folkestone & Hythe District Council.

#### **VIEWING**

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

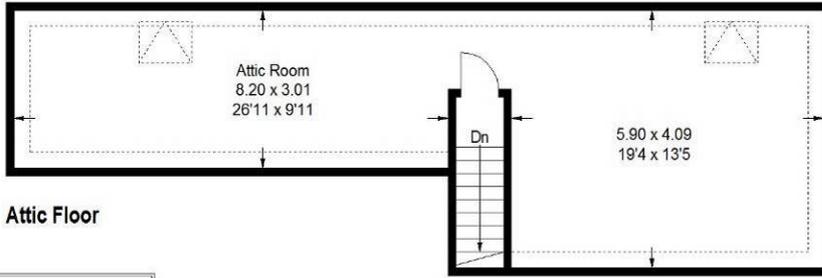


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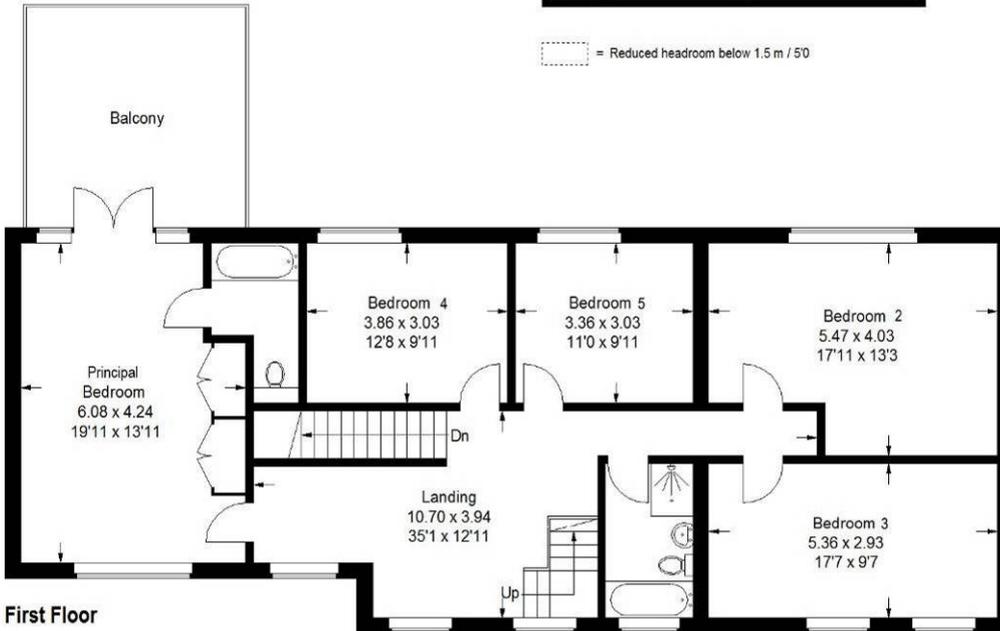
# Cliff Road, Folkestone, CT20

Approximate Gross Internal Area (Including Garage)  
331.3 sq m / 3566 sq ft

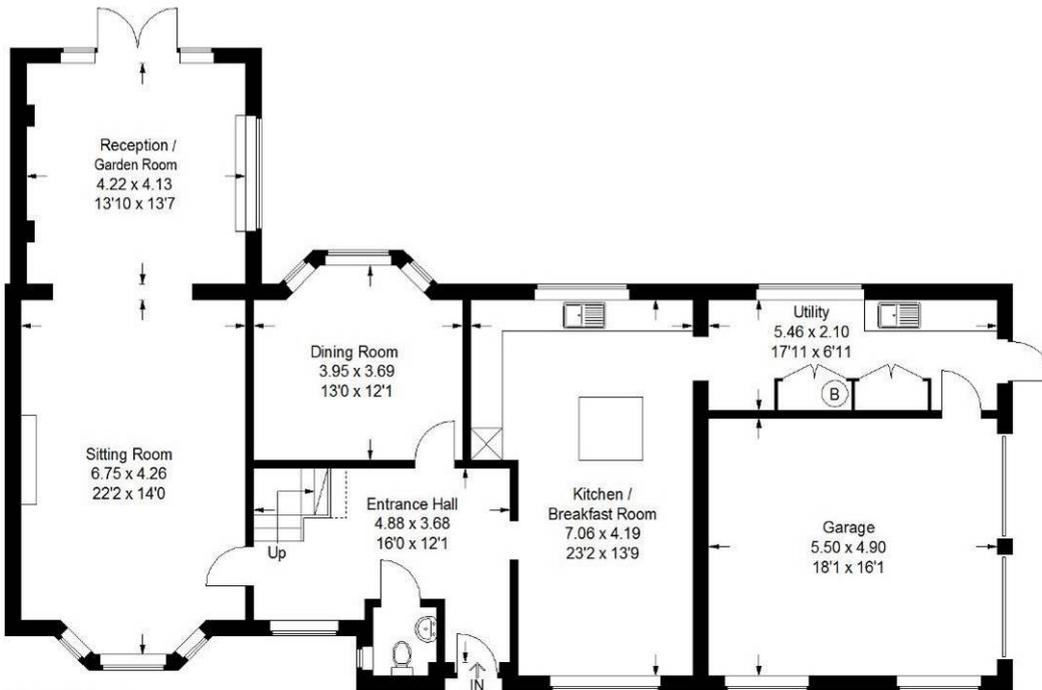


Attic Floor

= Reduced headroom below 1.5 m / 5'0



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1191573)



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