



49 High Street, Hythe, Kent CT21 5AD



**61 RADNOR CLIFF,
FOLKESTONE**

£665,000 Freehold

Situated in a much coveted location, moments from the beach and from where it enjoys some lovely views of the sea, this substantial property has been extensively improved by the owner and offers impeccably presented accommodation with split level living areas, separate study, 4 bedrooms. Parking and gardens. EPC D



www.lawrenceandco.co.uk

Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

61 Radnor Cliff, Folkestone CT20 2JL

**Entrance Hall, Sitting Room open plan with steps up to Dining Room,
Kitchen, Study, Utility Area, Store Room, Cloakroom
Four Bedrooms, Family Bathroom
Off Road Parking, Courtyard Garden to side, Terraced Garden to rear, Sea Views**

DESCRIPTION

This substantial detached house was built in the mid 1960 s. The bright and airy accommodation is of very comfortable proportions and has been thoughtfully designed with the majority of rooms benefitting from a southerly aspect and views to the sea. The current owner has made extensive improvements to the property during their ownership and it is now impeccably presented throughout.

The attractively presented accommodation comprises an entrance hall, cloakroom, sitting room open plan with steps up to the dining room, smart fitted kitchen, utility space, store room and study which also benefits from its own separate entrance, ideal for those working from home. On the first floor are four bedrooms and the family bathroom.

The outside space is generous with a large sheltered and secluded courtyard directly to the side of the house ideally suited to alfresco entertaining. Beyond this the gardens slope upwards away from the house to the Leas Promenade with steps meandering between well planted areas to where elevated views to the sea can be enjoyed.

LOCATION

Radnor Cliff is an 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, restaurants and micro brewery. The long stretches of shingle beach and sailing club can be accessed by meandering down one of the pretty alleyways from Sandgate High Street or from the coastal path and park, literally at the end of this no through road, which can be followed along the foot of The Leas all the way to Folkestone Harbour with the 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 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). Eurostar services to Paris and Brussels connecting to the rest of Europe are also available at Ashford. 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 HALL

Entered via a timber effect, composite and opaque double glazed door with opaque double glazed panels to either side, staircase to first floor, access to understairs storage cupboard, coved ceiling, contemporary vertical radiator, doors to sitting room and:

CLOAKROOM.

Well fitted with a suite by Burlington Bathrooms incorporating low-level WC, wash basin raised on a chrome frame, walls tiled to half height, obscured double glazed window to side.

SITTING ROOM

Of a generous size with contemporary log effect gas fire, coved ceiling, suspended bow bay window to front with double glazed windows and enjoying views to the sea, pair of double glazed casement doors to side opening to the courtyard garden, radiator, steps leading up to:

DINING ROOM

Timber effect flooring, coved ceiling, suspended bow bay with double glazed windows to side overlooking the courtyard garden, radiator, door to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units, incorporating integrated dishwasher, integrated freezer, square edged woodblock worktops inset with deep ceramic sink and drainer with mixer tap and four burner induction hob, tiled splashbacks, coordinating wall cupboards with concealed lighting beneath, stainless steel glazed and illuminated extractor hood above the hob, integrated eye level double oven/grill and microwave oven with pull out larder cupboard to side, recess for freestanding fridge, door giving access to deep storage cupboard, recessed lighting, double glazed window to rear overlooking the garden, wall-mounted heated ladder rack towel rail, door to:

INNER HALLWAY

Timber effect and opaque double glazed door to front, UPVC and obscured double glazed door to rear, doors to:

UTILITY ROOM

Space for space and plumbing for washing machine, wall mounted Ideal Logic System s30 gas-fired boiler, double glazed window to rear.

WALK-IN STORAGE ROOM

Equipped with power and lighting.

STUDY

Polished timber floorboards, double glazed window to front enjoying views between buildings to the sea, radiator.

FIRST FLOOR

MEZZANINE LANDING

Stairs continuing to main landing, access to loft space, and door to:

BEDROOM 1

Range of fitted wardrobe cupboards, sliding doors concealing built-in wardrobe cupboard, double glazed picture window to front enjoying views to the sea, radiator, coved ceiling, picture rail, recessed lighting.

BEDROOM 2

Built in wardrobe concealed by sliding mirrored doors and with door to further eaves storage, double glazed window to front enjoying views to the sea, picture rail, polished timber floorboards, radiator.

BEDROOM 3

Access to built in cupboard, double glazed window to front enjoying sideways views to the sea, picture rail, timber floor boards, radiator.

BEDROOM 4

Fitted bookcase, double glazed window looking up the garden to the rear of the house, timber floor boards, radiator.





BATHROOM

Freestanding bath with thermostatically controlled shower over, glazed shower screen, pedestal washbasin, close couple WC, part tiled walls, shaver point, coved ceiling, obscure double glazed window to rear, heated ladder towel rail.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is approached via a block-paved driveway providing off-road parking for two vehicles and from where a flight of steps lead to the front door. The remainder of the garden is laid to lawn with two raised beds and various specimen shrubs including yucca, fig tree, and camellia amongst others. Side access can be gained to the:

COURTYARD GARDEN

Which is topped in granite chippings for ease of maintenance and provides a delightfully secluded environment for alfresco dining and entertaining. The garden incorporates a timber-framed summer house and is well planted with a variety of shrubs and other plants including pittosporum, a couple magnificent palm trees, hydrangea, japonica, fatsia and laurel. From here a gate gives access to the remainder of the garden which slopes upwards away from the property. A tiered pathway leads through the garden past an elevated seating area and with steps continuing to a further elevated terrace, beyond which the bank is lightly wooded and dotted with a variety of specimen shrubs.

EPC Rating Band D

COUNCIL TAX

Band E approx. £3,096.25 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

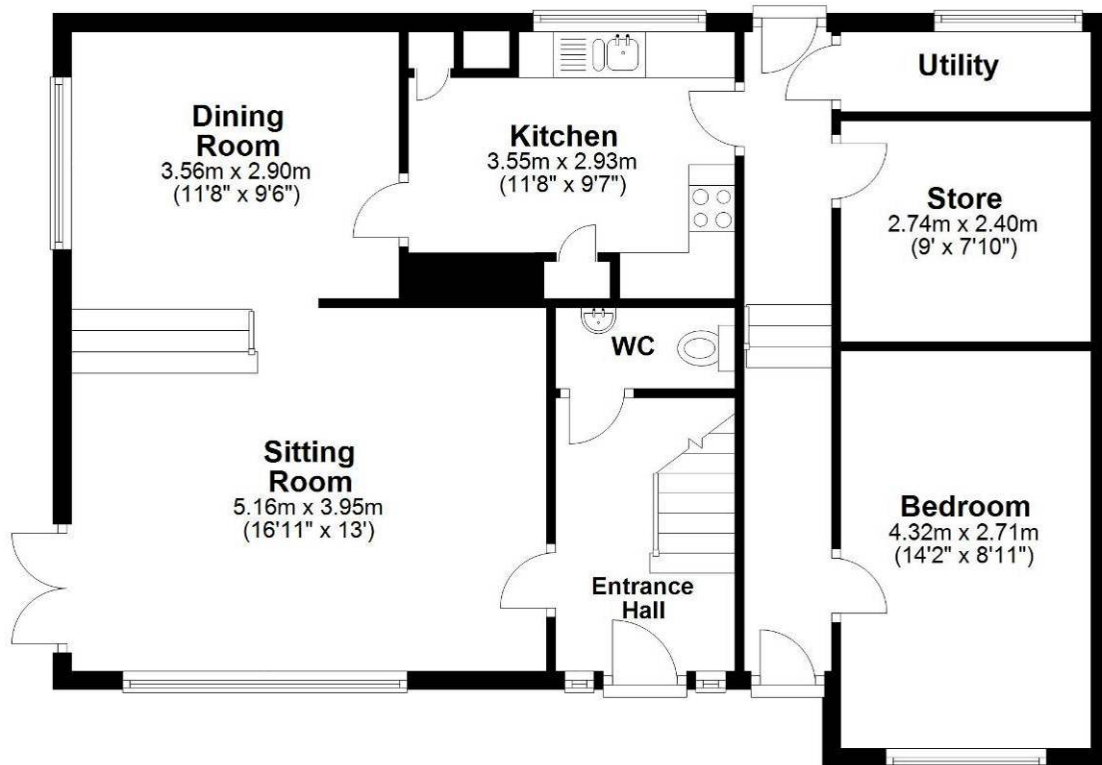


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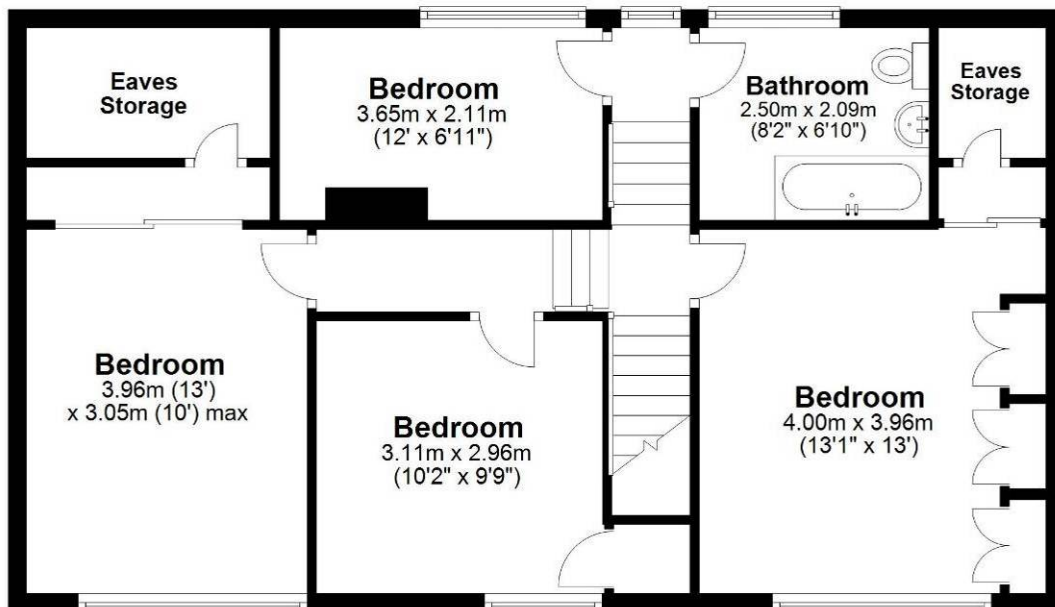
Ground Floor

Approx. 73.2 sq. metres (787.7 sq. feet)



First Floor

Approx. 68.2 sq. metres (734.3 sq. feet)



Total area: approx. 141.4 sq. metres (1522.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.