



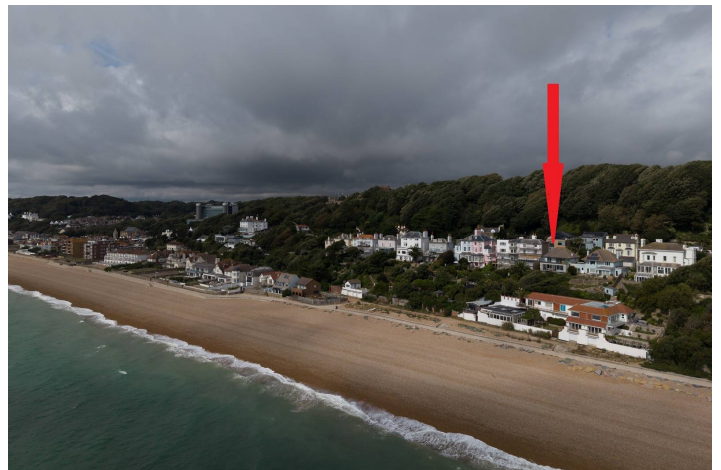
49 High Street, Hythe, Kent CT21 5AD



24 RADNOR CLIFF, SANDGATE, FOLKESTONE

£1,195,000 Freehold

Enviably situated in an exclusive location from where it commands a stunning panorama of the sea together with direct access to the beach, this thoughtfully extended 3-4 bedroom detached house boasts open plan living designed to complement a modern lifestyle, 2 reception rooms, parking and a sea facing garden. EPC D



24 Radnor Cliff, Sandgate, Folkestone CT20 2JJ

**Entrance Hall, TV Snug, Kitchen/Dining/Living space, Study/4th Bedroom,
Utility Room, Store Room, Shower Room/W.C.,
Three Main Bedrooms (One With En-Suite Bathroom), Shower Room/W.C.,
Ample Parking, Gardens**

DESCRIPTION

Enviably situated in a prime sea-facing location, this link detached house has been the subject of a programme of refurbishment and a carefully considered extension. The result is a triumph, providing a beautiful, light filled interior with accommodation designed to complement 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. This leads to the TV snug to the right, and the utility room and store room. The stunning open plan kitchen/dining/living space, which really is the hub of the home, opens onto the garden and commands far reaching sea views. From here, a secret door gives access to the study/4th bedroom. There is also a shower room/W.C. on the ground floor. The first floor comprises the three main bedrooms, two opening to a generous roof terrace from where far-reaching views of the sea can be enjoyed. The principal bedroom has an en-suite bathroom. There is also a shower room/W.C.

To the front of the house, the driveway provides off road parking. The rear 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 Radnor Cliff.

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 can be accessed directly via private steps or found by meandering down one of the pretty alleyways from Sandgate High Street. 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 HALL

A generous space entered via a timber panelled door, tiled floor in a geometric design, staircase to first floor with timber panelling, access to understairs storage cupboard, wall light points, radiator, glazed double doors opening to and looking through the living space to the sea beyond.

OPEN PLAN KITCHEN/DINING/LIVING SPACE

A generous space united by timber effect flooring in a limed oak finish throughout. The **kitchen area** fitted with a comprehensive range of base cupboard and drawer units incorporating deep pan drawers, pull out bin drawer and integrated dishwasher. Square edged quartz worktops undermounted with deep stainless steel butlers style sink with mixer tap and four burner Smeg gas hob. Coordinating wall shelving above. Further bank of units incorporating integrated fridge, freezer, eye level Miele oven, full height shelved larder cupboard. Recessed lighting. Full wall of aluminium framed double glazed sliding patio doors and windows opening to and uniting the space with the garden and the glorious views of the sea beyond which can be enjoyed around the bay to Dungeness and to the coast of France on a clear day, aluminium framed double glazed window to side. Contemporary vertical radiators. Coordinating bank of cabinetry within the living space incorporating ample storage, open bookshelves and a concealed door giving access to the:

STUDY

Timber effect flooring in a limed oak finish, double glazed roof light, bespoke bed pod with shelving and provision for wall-mounted TV, aluminium framed and double glazed casement door opening to and uniting the space with the garden and views of the sea beyond.

TV SNUG

Provision for wall-mounted TV, shelved storage cupboard with open bookshelves

above, double glazed window to front, electric radiator, door to:

UTILITY ROOM

Base cupboard with wine rack and recess to side for washing machine, square edged worktops inset with stainless steel sink with mixer tap, full height storage cupboard housing pressurised hot water cylinder and Worcester wall mounted gas fired boiler, ledge and braced door to front, roof light, radiator, door to:

STORE ROOM

Double glazed door and window opening to the garden, power and light, radiator.

SHOWER ROOM

Well fitted with a contemporary suite comprising twin sized walk-in tiled shower enclosure with thermostatically controlled shower, wall-hung WC with concealed cistern, wall-hung wash basin with mixer tap, recessed lighting, tiled floor in a geometric design, extractor fan, obscured double glazed window to side, heated ladder rack towel rail.

FIRST FLOOR LANDING

Access to loft space via a hatch fitted with a loft ladder, doors to:

PRINCIPAL BEDROOM

Fitted wardrobe cupboards and shelving, pair of wall-light points, contemporary vertical radiator, aluminium framed double glazed, sliding patio doors and windows opening to and uniting the space with the **roof terrace** from where glorious views of the sea and around the bay to Dungeness can be enjoyed, and to the coast of France on a clear day. Door to:

EN-SUITE BATHROOM

Panelled bath set within a tiled surround with mixer tap and handheld shower, wall-hung wash basin with mixer tap and mirrored and illuminated alcove behind with vanity cupboard to side, wall-hung WC with concealed cistern, recessed lighting, extractor fan, obscured double glazed window to front, aluminium framed double glazed window to side, wall mounted heated ladder towel rail.





BEDROOM 2

Range of bespoke built-in wardrobe cupboards, wall light point, aluminium framed and double glazed casement door and window opening to the **roof terrace** from where glorious views of the sea, around the bay to Dungeness and of the coast of France on a clear day can be enjoyed, radiator.

BEDROOM 3

Creatively equipped with a bespoke bed pod with coordinating wardrobes, shelving, desk and storage, double glazed window to front with obscured glazed shutters.

SHOWER ROOM

Well fitted, with a contemporary suite comprising tiled shower enclosure with thermostatically controlled shower, wall-hung WC with concealed cistern, wall-hung wash basin with mixer tap, mirrored and illuminated alcove behind and vanity cupboard to side, recessed lighting, extractor fan, heated ladder towel rail.

THE ROOF TERRACE

A generous space, finished in decking and enclosed by stainless steel balustrade with obscured glazed privacy screens to either side, the perfect vantage point from which to enjoy the panoramic views of the sea.

FRONT GARDEN

The property is approached via a shared driveway, on which the house benefits from two parking spaces. The front garden incorporates a raised bed, planted with Bergenia, ferns and other plants, with the remaining area being topped in hard standing for ease of maintenance.

REAR GARDEN

The garden to the rear of the property is arranged over three tiers. The first level, accessed from the rear of the house, incorporates an expanse of lawn and bank of shrubs. To the side steps lead down to the second and third tiers, where there are various mature shrubs and a view of a holm oak amongst others.

EPC Rating Band D

COUNCIL TAX

Band F approx. £3,659.19 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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



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Radnor Cliff, Sandgate, CT20

Approximate Gross Internal Area
Ground Floor = 118.9 sq m / 1280 sq ft
First Floor = 60.7 sq m / 653 sq ft
Total = 179.6 sq m / 1933 sq ft

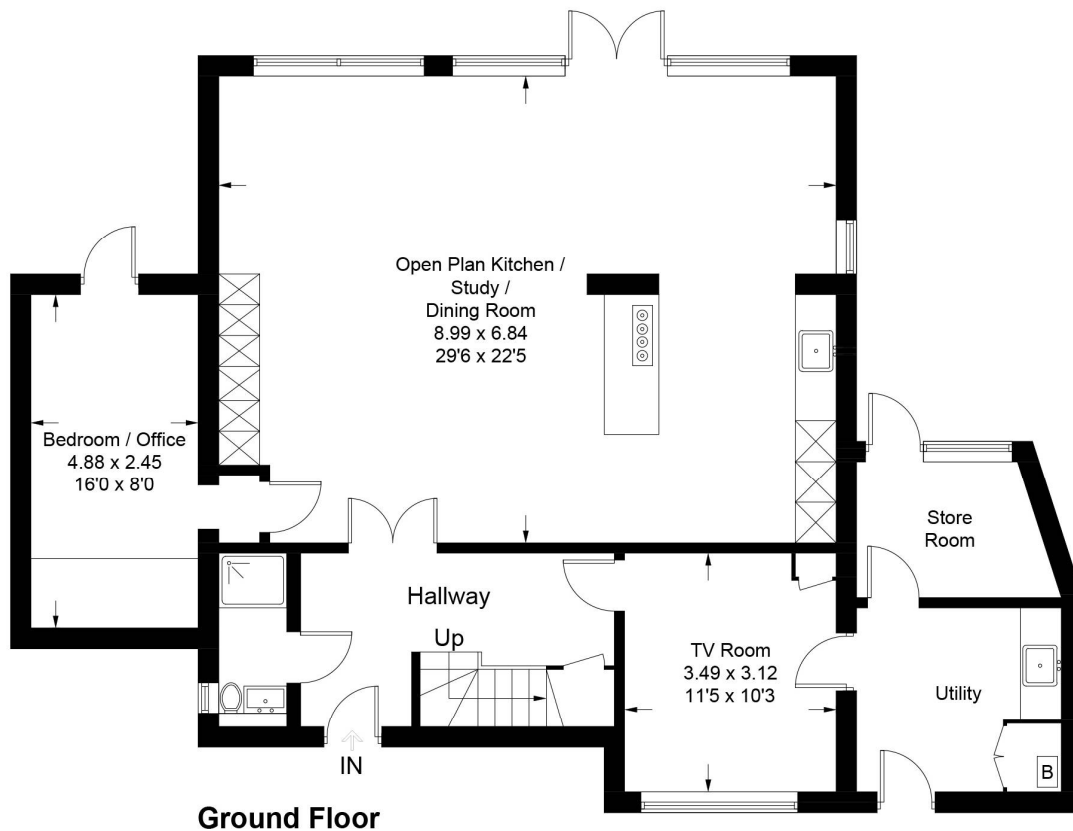
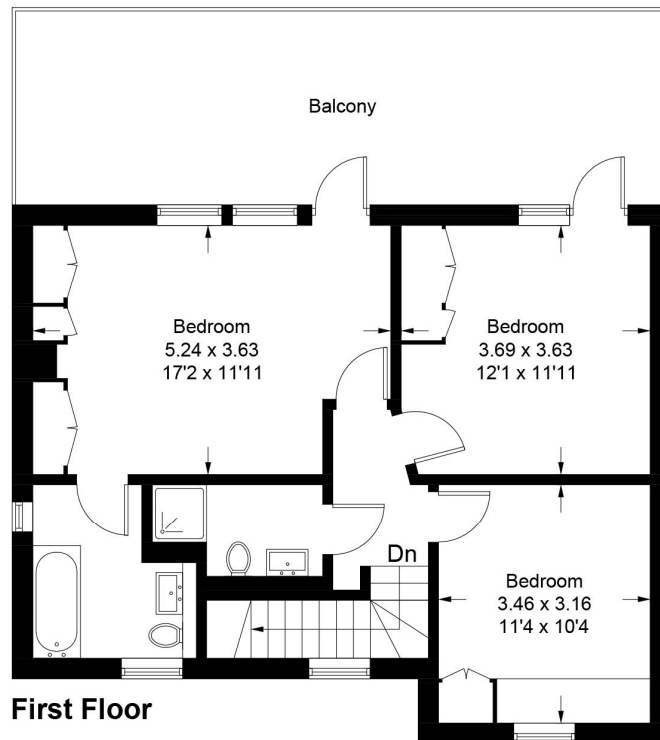


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