



**19 EASTCLIFFE HEIGHTS, RADNOR
BRIDGE ROAD, FOLKESTONE**

£95,000 Leasehold

**A ONE BEDROOM PURPOSE BUILT TOP FLOOR
MAISONETTE WITH PANORAMIC VIEWS TO THE
HARBOUR AND EAST CLIFF**

MOTIS030973090818



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19 Eastcliffe Heights, Radnor Bridge Road Folkestone CT20 1RS

**LIFT SERVICE , ENTRANCE HALL , LIVING ROOM , KITCHEN , ONE
BEDROOM SHOWER ROOM/W.C. , ELECTRIC HEATING,
REPLACEMENT DOUBLE GLAZING**

Description

This interesting top floor maisonette opportunity is conveniently located in the East Cliff area of Folkestone within a few minutes' walk of the harbour and the Creative Quarter and just over half a mile from Folkestone town centre.

The maisonette in particular benefits from quite exceptional south facing views to the front towards the harbour and English Channel and to the East Cliff and North Downs to the rear. Viewing is recommended and the accommodation comprises:-

Communal partly covered parking area and lift service to fifth floor level with covered walk way through to front door leading to:-

ENTRANCE HALL

Quite spacious and having night storage heater, useful understairs cupboard space.

LIVING ROOM (Rear) 3.74m x 3.25m (12'3" x 10'8")

Having two UPVC picture windows with views to the East Cliff and North Downs, slimline electric heater, coved ceiling.

KITCHEN 2.65m x 2.19m (8'8" x 7'2")

Well fitted and having rolled worktops to three sides with cupboards and drawers under and incorporating single drainer stainless steel sink, plumbing for washing machine, matching range of wall cupboards, ceramic hob with extractor hood, Candy oven unit with cupboard surround, two carousel cupboard units, three double and single power point, cooker point, space for fridge/freezer, part tiled walls. Dog leg staircase to:-

LANDING

Having trap to loft storage space.

BEDROOM (REAR) 3.74m x 3.25m (12'3" x 10'8")

Having two double and single power points, exceptional views to the East Cliff with tilt and turn window.

SHOWER ROOM/W.C.

Partly tiled and having disabled shower unit with Mira power shower fitment, low level W.C., basin in vanity surround with cupboards under, airing cupboard with dual rod

immersion heater (not used), large tilt and turn window allowing access on to:-

BALCONY

Elevated views to the harbour and beyond.

LEASE

125 years from 1 February 1992.

SERVICE CHARGE

Approximately £90 per month.

GROUND RENT

£50 per annum.

COUNCIL TAX

Band A.

Tenure Leasehold

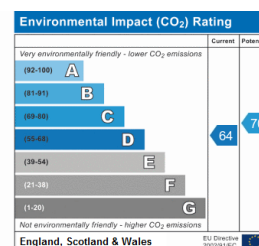
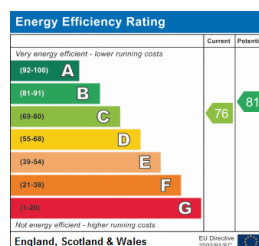
Postcode CT20 1RS

Viewings Strictly by appointment only -
Property Reference MOTIS_003097

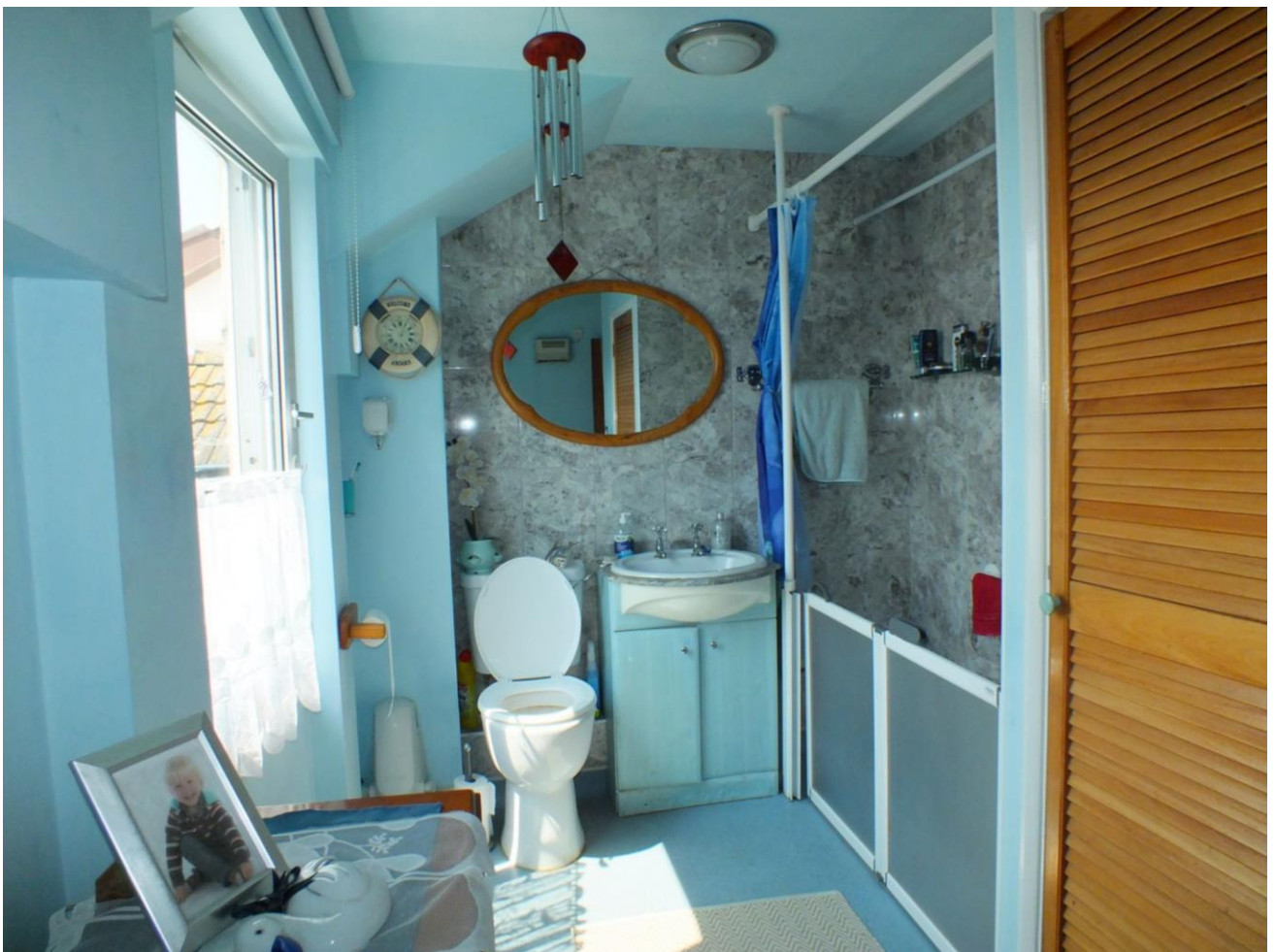
Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



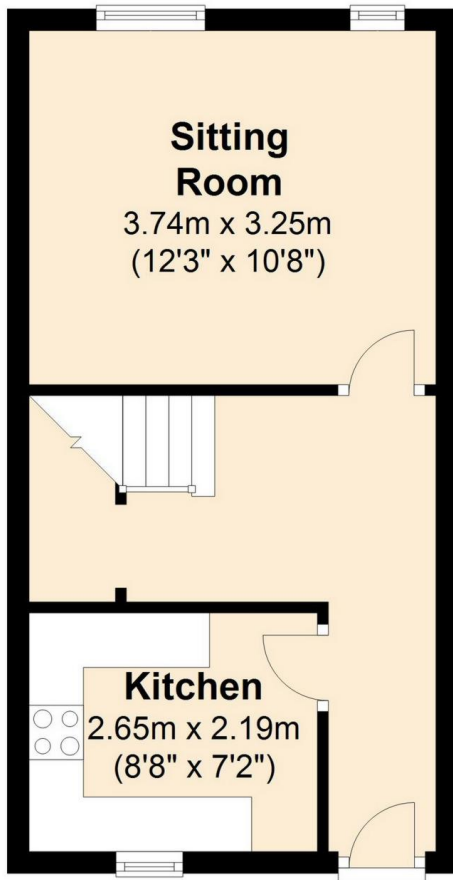






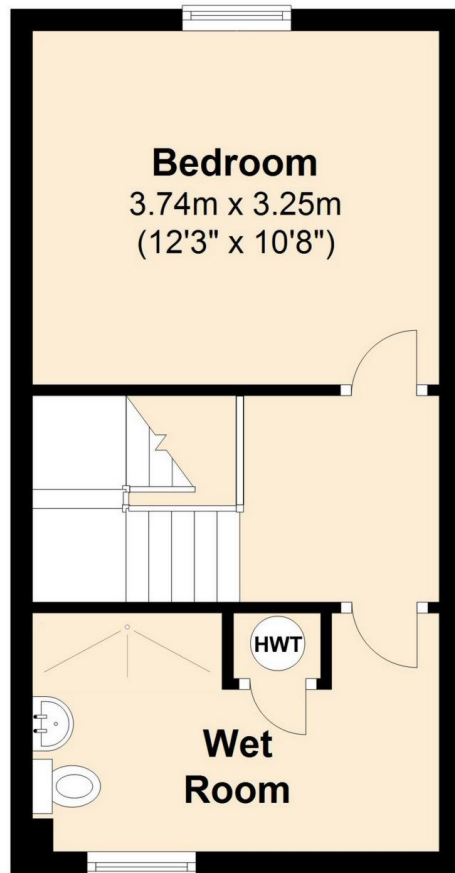
Ground Floor

Approx. 28.2 sq. metres (303.2 sq. feet)



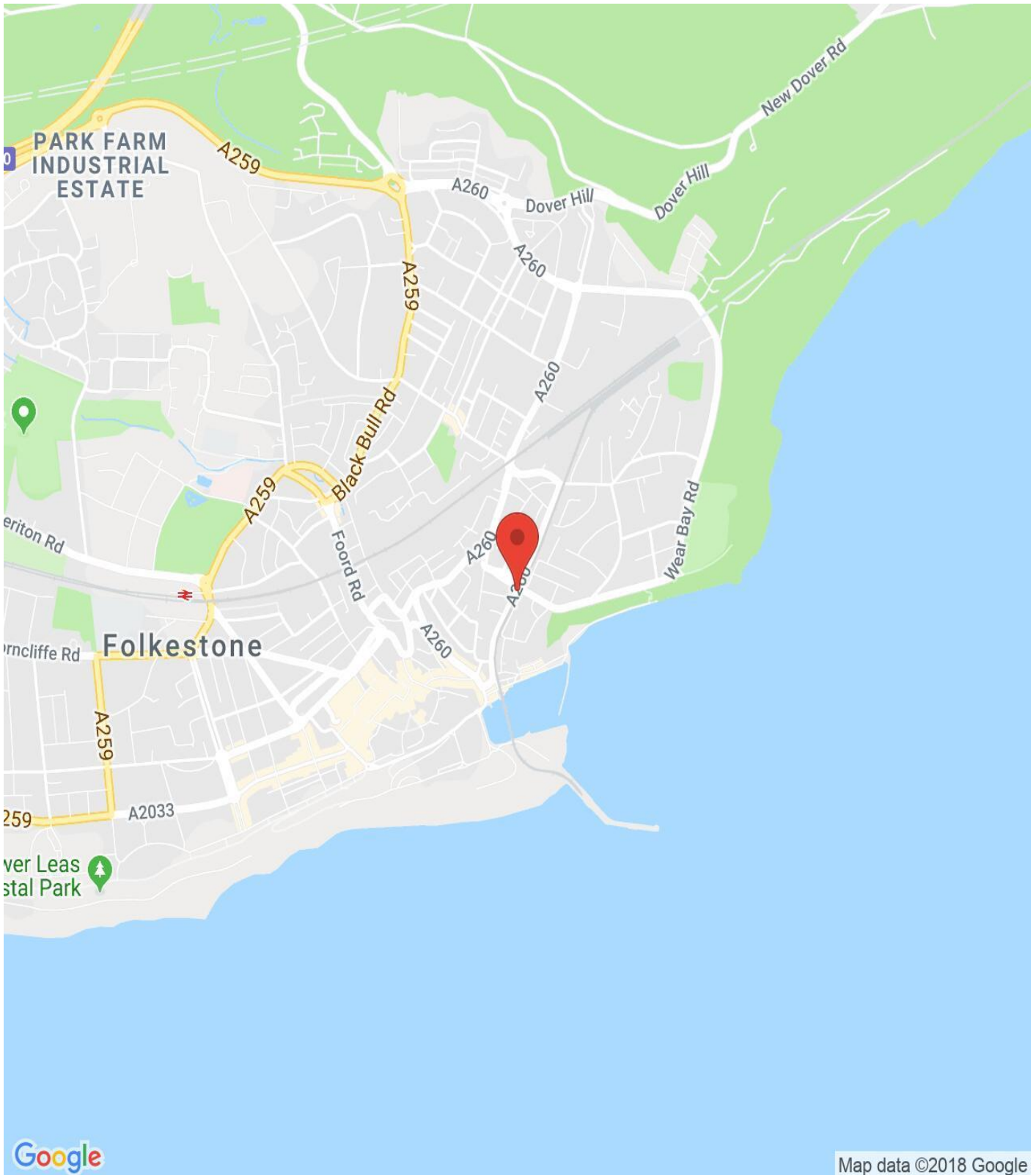
First Floor

Approx. 28.2 sq. metres (303.2 sq. feet)



Total area: approx. 56.3 sq. metres (606.4 sq. feet)

This plan is for illustration purposes only and may not be fully representative of the property



IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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