

Surveyors  
Valuers



Estate  
Agents

49 High Street, Hythe, Kent CT21 5AD



## **SEA SPRAY COTTAGE, RADNOR CLIFF, SANDGATE**

Enviably situated on the seaward side of Sandgate's exclusive Radnor Cliff, this unique two storey detached dwelling commands a magnificent southerly vista with direct and uninterrupted sea views of The English Channel. The property offers enormous scope to provide an exceptional home or offers great potential for development (subject to all necessary approvals). **BEST & FINAL OFFERS ARE INVITED BY SEALED BID BY (01/09/2021).**

**Offers are invited in excess of  
£900,000 Freehold**



# **Sea Spray Cottage**

## **Radnor Cliff, Sandgate, Folkestone CT20 2JL**

**Entrance Hall, Sitting Room, Dining Room, Kitchen, Bedroom with En-Suite Bathroom and Walk-In Wardrobe, Two Double Bedrooms on the first floor, one with En-Suite Dressing Room and a Bathroom**  
**Attached Garage of a generous size, Separate Single Garage, Parking, Gardens**

### **DESCRIPTION**

A unique opportunity to acquire a charming detached period property with later additions in an exclusive location on Sandgate's highly sought after Radnor Cliff. Positioned on the seaward side of Radnor Cliff, Sea Spray Cottage occupies a generous plot from where it commands a magnificent southerly vista with spectacular views of the sea and across the English Channel to the coast of France on a clear day. The property presents an exciting opportunity for redevelopment of the site (subject to consents and approvals being obtained). It also benefits from direct access to the sea wall via a right of way over adjacent land at the foot of its garden.

The property itself, which offers comfortable accommodation, has been in the ownership of the same family for some forty years and it is fair to say that it now requires general updating. It is however, considered well worthy of any expenditure required and has the potential to provide a truly one off and exceptional home in a stunning location. Currently the property provides two connecting reception rooms, a kitchen, ground floor bedroom with en-suite bathroom and walk-in wardrobe and a large integral garage. On the first floor there are two double bedrooms (one with an en-suite dressing room) and a family bathroom. There is also a large south/sea facing roof terrace. Sea Spray Cottage also has the huge advantage of a generous double width parking bay, an adjoining single garage (accessed via an unobstructed right of way over the adjoining land, also leading to the side gate to the garden) and a large integral garage, quite a rarity in this location.

**Best and Final Offers are invited by sealed bid (form available from the agents offices) by 12noon on the 1<sup>st</sup> September 2021.**

### **SITUATION**

Radnor Cliff is a sought-after and 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 recently regenerated 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 VESTIBULE**

Entered via an obscured glazed door, staircase to first floor, radiator, door to cloakroom, square opening to:

### **INNER HALL**

Secondary glazed bow bay window to front, radiator, archway to:

### **DINING ROOM**

Incorporating a bar area with slate worktop and coloured glass block window behind, coved ceiling, door to kitchen, radiator, pair of archways opening to and looking through the sitting room and commanding sea views beyond.

### **SITTING ROOM**

Wall light points, coved ceiling, double glazed sliding patio doors opening to and overlooking the garden from where views of the sea can be enjoyed, radiators, door to:

### **BEDROOM**

Built-in wardrobe cupboards flanking a recess for a double bed with overhead storage cupboards above and coordinating dressing table unit, doors to **walk-in wardrobe and to en-suite bathroom**, double glazed picture window to rear commanding far reaching views of the sea, radiator.

### **KITCHEN**

Fitted with a range of base cupboard and drawer units incorporating slimline dishwasher, rolltop granite effect worksurfaces inset with 1 1/2 bowl sink and drainer unit with mixer tap and four burner halogen hob, tiled splashbacks, coordinating wall cupboards, secondary glazed bow bay window to front, radiator, built-in oven, door to integral garage.

### **FIRST FLOOR LANDING**

Double glazed window to side, doors to:

### **BEDROOM**

Recess with low-level built-in cupboard and shelving above, pair of double glazed windows to rear looking beyond the balcony to the sea, low-level double glazed door opening to the balcony, radiator, door to walk-in dressing room incorporating built-in wardrobe cupboard and wash basin with vanity cupboard below, double

glazed window to rear looking beyond the balcony to the sea, radiator.

### **BALCONY**

A generous space enclosed by wrought iron balustrade and from where magnificent views of the sea can be enjoyed.

### **BEDROOM**

Pair of built-in wardrobe cupboards flanking a recess for a double bed, access to loft space, double glazed bow bay window to front and further double glazed window to front, radiator.

### **BATHROOM**

Panelled bath, low-level WC, pedestal wash basin, shaver and light point, tiled walls, obscured window to front, radiator.

### **OUTSIDE**

To the front of the property, set behind a low brick wall is a shallow area of garden set with pebbles for ease of maintenance and with a paved pathway and step up to the front door. Alongside is a block paved hardstanding before the adjoining garage.

### **INTEGRAL GARAGE**

Of a generous size and housing the wall mounted Worcester Bosch gas fired boiler (relatively recently installed), freestanding washing machine, tumble drier and fridge, up and over door and personal door to front, pair of rooflights, glazed fanlight above garage door, door returning to kitchen.

To the side of the house are a **pair of parking spaces** and an **adjoining single garage** with a further shallow driveway before it. These areas are accessed over the neighbouring land over which the property has a right of access as per the attached land registry plan.



## REAR GARDEN

The garden to the rear of the property is tiered over three levels and approached by a flight of steps from the sitting room. It is predominantly paved for ease of maintenance and provides a particularly appealing environment in which to dine alfresco and enjoy the magnificent views of the sea. Within the garden are various borders planted with a variety of shrubs and other plants including camellias, fuchsia, agapanthus, lavender and bay amongst others. There is also a freestanding sunroom and a brick built store room. A brick archway gives access to a flight of steps in the ownership of the property leading to a further flight of steps over which the property has a right of access to the sea wall.



## EPC RATING Band E

### COUNCIL TAX

Band E approx. £2534.19 (2021/22)  
Folkestone & Hythe District Council.

### VIEWING

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

**N.B. Various items of furniture may be available to purchase by separate negotiation**



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# H. M. LAND REGISTRY

NATIONAL GRID PLAN

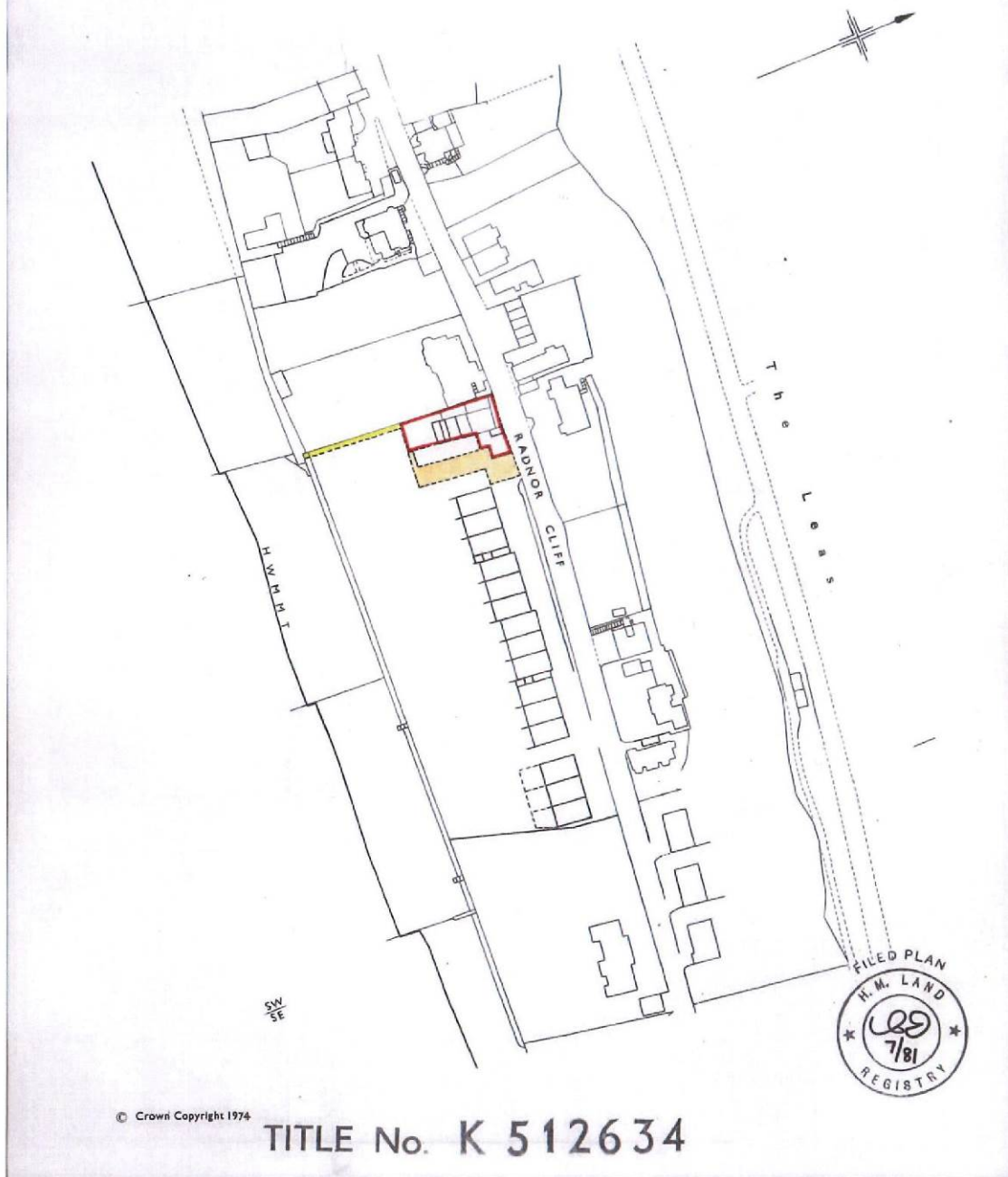
TR 2135

SECTION R

KENT

SHEPWAY DISTRICT

Scale 1/1250



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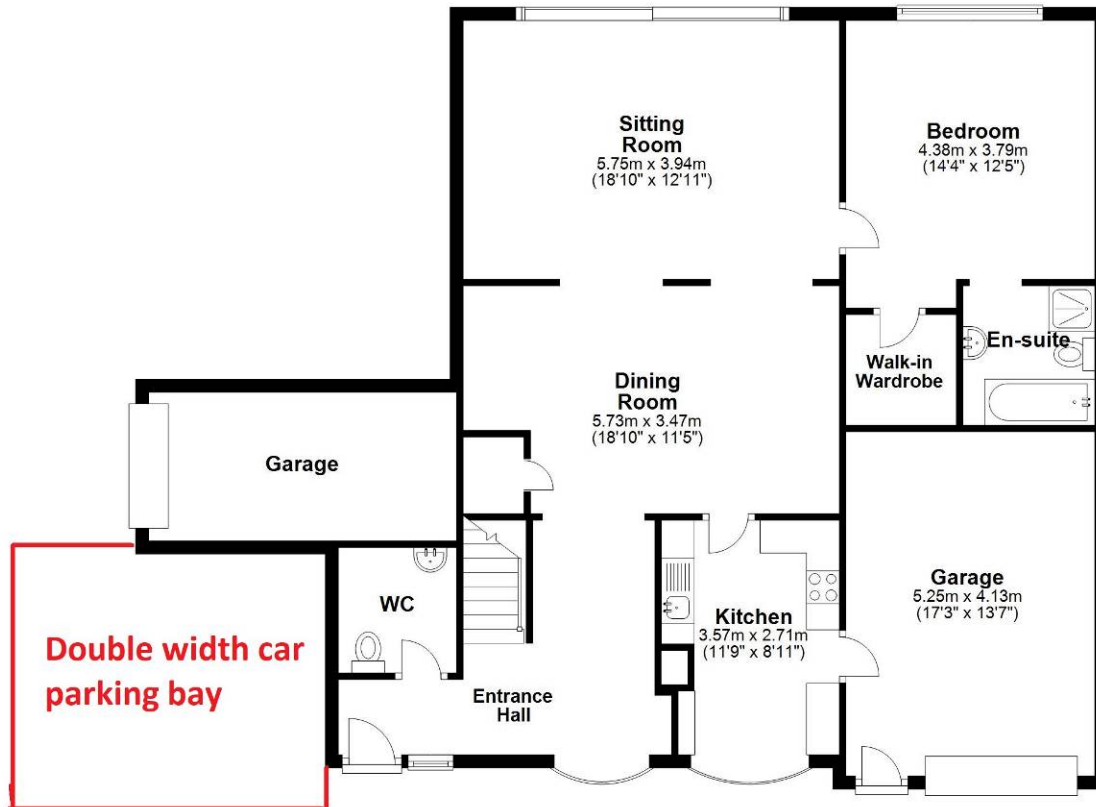
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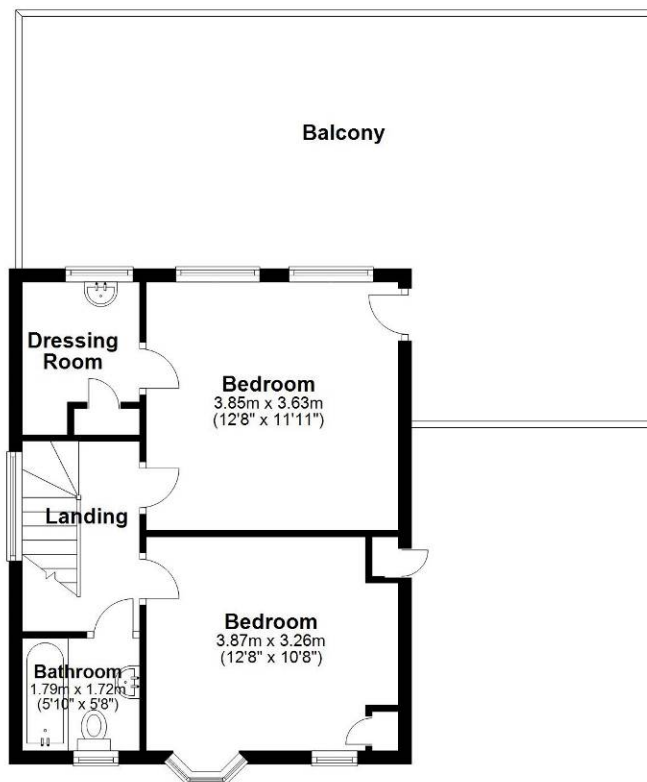
## Ground Floor

Approx. 128.2 sq. metres (1380.4 sq. feet)



## First Floor

Approx. 40.6 sq. metres (436.5 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.  
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