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49 High Street, Hythe, Kent CT21 5AD



CLIFFSIDE

£775,000 Freehold

RADNOR CLIFF CRESCENT, SANDGATE

Situated in a highly regarded location in an appealing elevated position from where it commands stunning sea views, this enchanting detached period house offers deceptively spacious and versatile accommodation. This is approaching 2500 square feet and includes two large reception rooms, a kitchen/breakfast room, utility and cloakrooms, 5 bedrooms (1 en-suite), bath and shower rooms. The secluded gardens provide the perfect vantage point from which to enjoy the sea views. Detached garage and parking.



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Cliffside Radnor Cliff Crescent Sandgate, Folkestone CT20 2JH

**Entrance Vestibule, Entrance Hall
Sitting Room, Dining Room, Kitchen/Breakfast Room
Cloakroom/Utility Room with Separate wc
5 Bedrooms, En-Suite Shower, Shower Room, Bathroom, Separate wc
Gardens, Detached Garage, Parking**

DESCRIPTION

Cliffside is an enchanting period house which is being offered for sale for the first time in many years. It is fair to say that the property would now benefit from some general updating and improvement but presents an opportunity to acquire a superb property which can be tailored to suit the purchasers own specific tastes and requirements.

The house exudes charm and character with a wealth of original detail throughout including fireplaces, joinery and other architectural details. The rooms are of particularly generous proportions and the principal rooms all face south in order to maximise the available sunshine and views of the sea. The accommodation includes a lovely entrance hall with pretty staircase rising to the first floor, 2 generous reception rooms each with a fireplace and each with beautiful panelling of varying designs, a large kitchen/breakfast room with oil fired Rayburn, utility room, cloakroom and external store/workshop. There are five bedrooms on the first floor (1 with en-suite shower room), a bathroom and a shower room. The house also benefits from pretty gardens to either side and a lightly wooded garden sloping away from the house to the rear. Within the garden is a large decked terrace providing the ideal vantage point from which to enjoy the views, relax and dine alfresco. There is also a detached garage and off street parking on the driveway at the front.

SITUATION

Radnor Cliff Crescent is a sought after location accessed from the main A259 that runs along the coast between Sandgate and Hythe. The property is within moments of the charming and sought-after village centre with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants. The long stretches of shingle beach and sailing club can be found by meandering down one of the pretty lanes or the alleyways from the high street and the coastal path can be followed along the foot of The Leas all the way to Folkestone harbour with the recently 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 Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station (1 mile) and Ashford International (16 miles) and Eurostar services to Paris and Brussels are also available at the latter. The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant.



The accommodation comprises:

Covered Loggia to the front of the property with original timber panelled and obscure glazed door opening to:

ENTRANCE VESTIBULE

Wall panelling to half height, coved ceiling, pair of glazed double doors opening to:

ENTRANCE HALL

Staircase to first floor with polished timber moulded handrail, square banister rails and terminating in a square newel post, access to understairs storage cupboard, walls panelled to half height, fold down Butler's table, coved ceiling, cast iron column radiator, doors to:

SITTING ROOM

Attractive painted timber fireplace surround with brick insert incorporating free-standing wood burning stove above a brick hearth, walls panelled to half height, four wall light points, coved ceiling, deep bay with timber framed and double glazed windows to front enjoying views over the garden and to the sea in the distance, cast iron column radiator, pair of leaded light windows to side.

DINING ROOM

Attractive painted timber fireplace surround with tiled insert and hearth, panelling to walls, picture rail, coved ceiling, pair of leaded light windows to side, windows to front overlooking the garden and with views of the sea, cast iron column radiators.

KITCHEN/BREAKFAST ROOM

Arranged in two defined sections separated by a central peninsular unit, the **Breakfast Area** with a range of original style cupboards and drawers and fireplace recess incorporating free-standing oil-fired Rayburn stove with cupboard to side, worktop above inset with sink and mixer tap, timber panelled and glazed door to side opening to the garden with timber framed and double glazed windows to either side and above, recessed lighting, open plan to **Kitchen Area** fitted with a comprehensive range of base

cupboard and drawer units incorporating recess for free-standing dishwasher, roll top granite effect work surface inset with 2½ bowl sink and drainer unit with mixer tap and 4-burner gas hob, tiled splashbacks, range of coordinating wall cupboards with concealed lighting beneath, integrated eye-level oven with housing above for microwave, recessed lighting, windows to side overlooking the garden, space and plumbing for free-standing American style fridge/freezer, doors to rear walkway and deep walk-in larder cupboard, wall mounted heated ladder rack towel rail, door to **Larder** with tiled walls to three quarters height, fitted wall shelving and cupboard, sash window to rear, rooflight.

CLOAKS/UTILITY ROOM

Space and plumbing for washing machine with shelf above to house tumble dryer, wall hung wash basin with tiled splashback, sash window to side, radiator, tiled floor, door to:

SEPARATE WC

Low level wc, tiled floor, obscure window to side.

MEZZANINE LANDING

Door to bedroom 3, window to rear, staircase continuing to first floor.

BEDROOM 3

Fitted wardrobe cupboard, wash basin with tiled splashback, shaver and light point, shower enclosure, uPVC and double glazed window to side overlooking the garden and with views to the side of the sea, cast iron column radiator.

FIRST FLOOR LANDING

Access to loft space, sash window to side, doors to:

BEDROOM 1

Storage cupboards fitted into eaves space, fitted hanging cupboard, pair of windows to side each fitted with mirrored folding shutters, timber framed and double glazed windows to front commanding far reaching views of the sea, cast iron column radiator, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low level wc, pedestal wash basin with tiled splashback, shaver and light point, extractor fan, sash window to side, radiator.

BEDROOM 2

Range of built-in wardrobe cupboards concealed by sliding mirrored doors, access to eaves storage cupboards, niche to side with windows to side and rear overlooking the garden and with views of the sea, suspended bay with timber framed and double glazed windows to front commanding far reaching views of the sea, cast iron column radiators.

SHOWER ROOM

Tiled shower enclosure fitted with thermostatically controlled shower, low level wc, pedestal wash basin with tiled splashback, shaver and light point, dormer with timber framed and double glazed window to front, cast iron column radiators.

BATHROOM

Shelved storage cupboard, cast iron panelled bath within a tiled surround and with thermostatically controlled shower above, low level wc, pedestal wash basin with tiled splashback and illuminated mirror above, shaver point, sash window to side, cast iron column radiator, heated towel rail.

SEPARATE WC

Close coupled wc, obscure window to rear, radiator.

BEDROOM 5

Built-in wardrobe cupboard, window to side overlooking the garden, cast iron column radiator.

BEDROOM 4

Built-in storage cupboard, fitted shelving to two walls, window to side overlooking the garden, radiator.

OUTSIDE

Gardens

Cliffside stands on a generous plot with a wide frontage to Radnor Cliff Crescent. The property is set behind a ragstone wall with a central brick paved pathway and steps leading to the main entrance. To the left a gravelled pathway with rope twist edging leads to the side and rear gardens and is edged by runs of lawn backed by a border well planted with a variety of shrubs, herbaceous and other plants including buddleia, roses, daisies and carnations amongst others. To the right is a further expanse of lawn backed by a border similarly planted with a variety of shrubs and other plants. From here a paved pathway extends past a greenhouse to a block paved terrace and steps leading up to a further elevated terrace to the side of the house. Beyond this the garden slopes sharply away up the cliff face. This area also houses the oil fired boiler. A partially covered pathway extends around the rear of the house where there is an outside tap and access can be gained to an integral **storeroom/workshop**, also equipped with power and light, and to a further storeroom housing the oil tank. Beyond this is a west facing paved terrace to the side of the property and a further length of lawn edged by borders well stocked with a variety of shrubs, herbaceous and other plants and flight of decked steps leads through the garden, up the hillside to an elevated decked terrace from where magnificent views of the sea can be enjoyed. To the right of this is a further level seating platform set beneath the shade of Holm Oaks.

GARAGE

Of solid construction with up and over door to front, window to side, power and light. Parking to front.

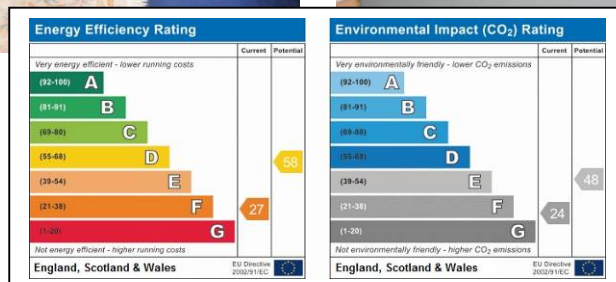
COUNCIL TAX

Band G approx £2,892 (2017/18) Shepway District Council.

VIEWING

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





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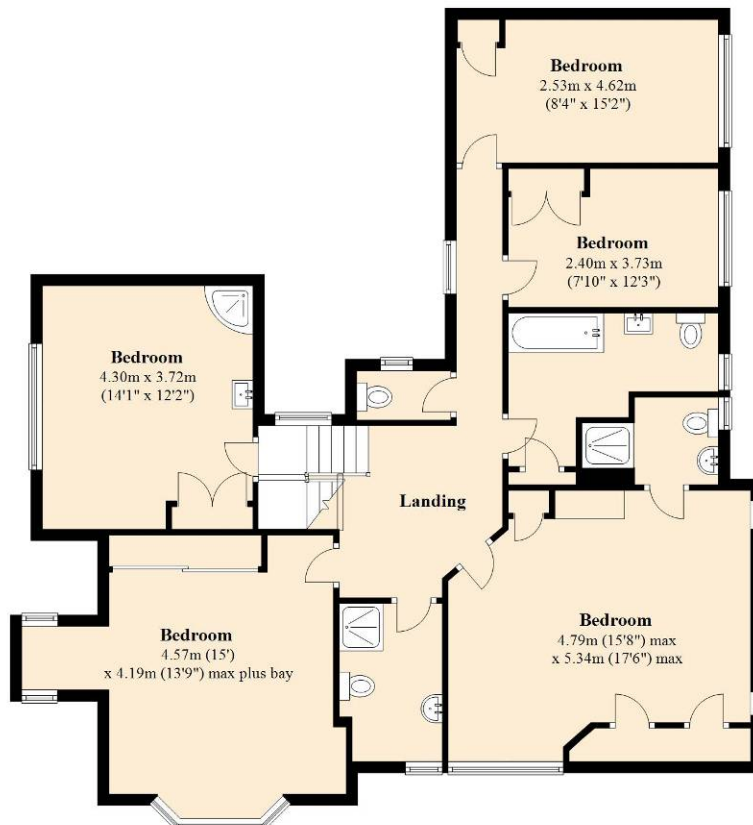
Ground Floor

Approx. 111.5 sq. metres (1200.6 sq. feet)



First Floor

Approx. 116.1 sq. metres (1249.2 sq. feet)



Total area: approx. 227.6 sq. metres (2449.8 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.
Plan produced using PlanUp.