

smith
woolley

chartered surveyors

4 Marine Point, Radnor Cliff, Folkestone, CT20 2TX

Guide Price £625,000



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NEIGHBOUR

Folkestone, CT20 2TX

Presenting this stunning 2 bedroom, beachside apartment with wonderful panoramic views across the English Channel towards the French coast and around the coastline of Sandgate and Hythe. The property comprises an entrance hallway that leads through to a large lounge diner with double doors onto the south facing balcony; a well appointed kitchen; a very large master bedroom with doors leading out to the south facing balcony and an en-suite, and a further double bedroom with additional en-suite facilities and a further shower and toilet for guests. Outside there is a private garage en-bloc having an electric up and over door, plus use of unreserved resident parking, as well as communal gardens with views directly overlooking the beach.

The apartment benefits from a long lease, with a share of freehold and is available with no onwads chain.

Outside there are well-kept southerly facing communal gardens creating a peaceful space to unwind, with the additional benefit of a private promenade for the residents to enjoy and see stunning views overlooking the beach. The block also benefits from a lift to all floors and electric heating.

The village of Sandgate with its various, restaurants, bars and coffee shops is nearby and there is a lovely beach front walk to Folkestone Harbour with its bustling Harbour Arm offering restaurants, bars and entertainment. Nearby are excellent transport links including the High Speed rail link to London St Pancras in just under 1 hour from Folkestone as well as the Euro Tunnel Terminal at Cheriton, offering easy access to the Continent.

Whether you're looking for a permanent residence or a holiday home, this apartment offers the very best of coastal living. Don't miss the opportunity to make this beachside apartment your own and experience the beauty of seaside living in Folkestone.

Lease: Lease is 999 years from 24th June 1991.

Half yearly service charge: Sept 2024 - March 2025: £3,343.41* - This currently include a sum for exterior works of approx. £1435.

Half yearly Garage charge: £188.00.





4 Marine Point, Radnor Cliff

Hallway

Living Room / Dining 20'6" x 15'1" (6.25 x 4.62)

Balcony

Kitchen / Breakfast Room 15'4" x 8'3" (4.68 x 2.54)

Bedroom 2 15'4" max x 18'7" (4.68 max x 5.67)

En-suite Shower Room

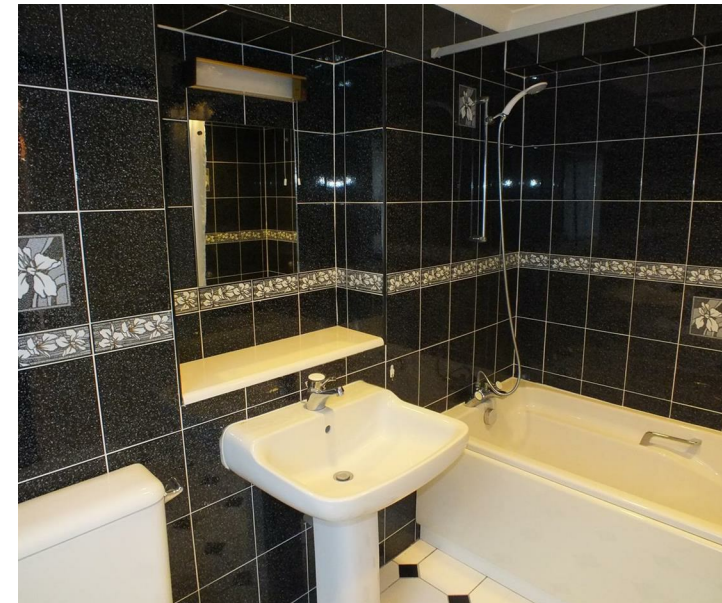
Principal Bedroom 9'4" x 13'11" (2.87 x 4.25)

En-suite Bathroom

Family Shower Room

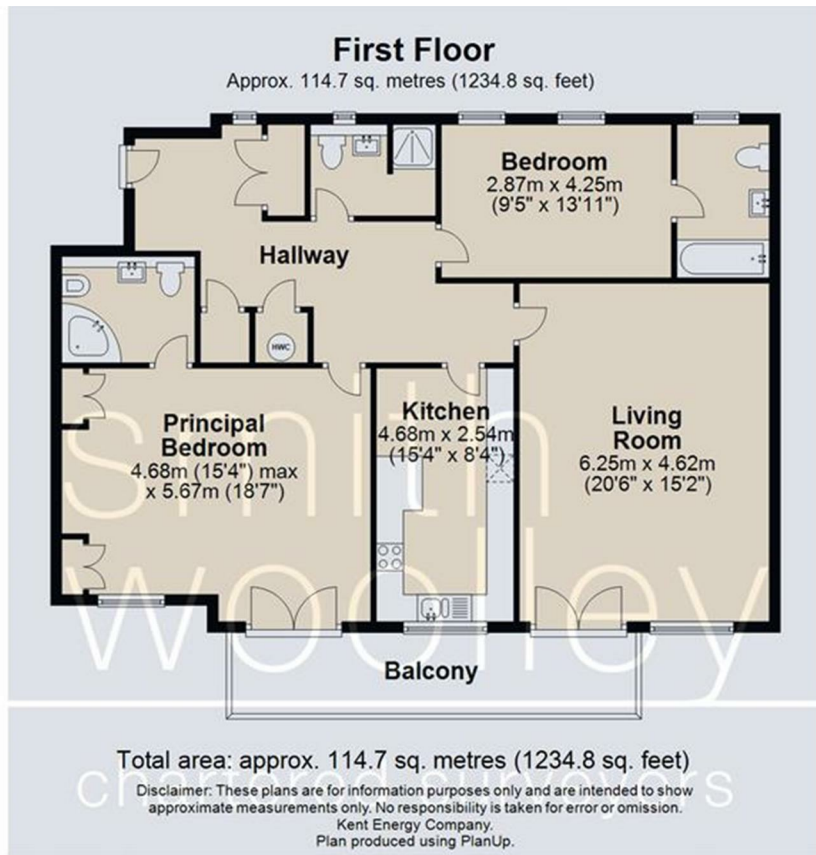
Outside

- **** NO ONWARD CHAIN****
- 2 double bedrooms
- Balcony
- Private garage and communal gardens
- Close to local shops and amenities
- Views over beach
- Sought after location
- 3 bathrooms
- Stunning beachside location

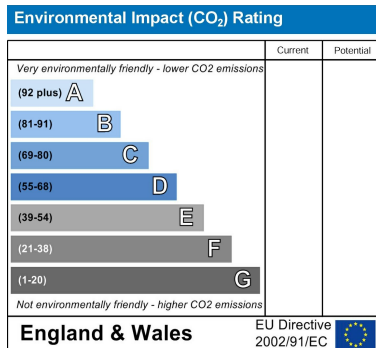
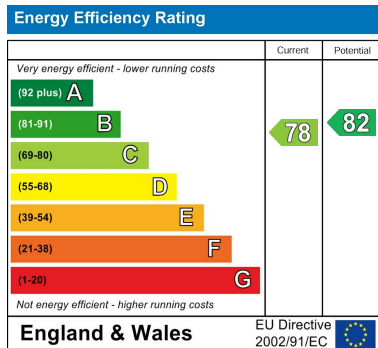




Floor Plans (*Additional floors may be continued on further brochure pages)



EPC



Viewing

Please contact our Office on 01303 226622 if you wish to arrange a viewing appointment for this property or require further information.