



5 Marine Point Radnor Cliff Folkestone Kent CT20 2TX  
Guide £660,000

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# 5 Marine Point

Radnor Cliff Folkestone CT20 2TX

Luxurious apartment offering uninterrupted panoramic views of the English Channel

## Situation

Marine Point occupies a peaceful, private and secure location at the far end of Radnor Cliff, offering breath taking views of the English Channel. The property boasts some of the most dramatic sea views in the region. Discreetly nestled between Folkestone and Hythe, Marine Point is adjacent to the charming village of Sandgate, known for its eclectic mix of antique shops, boutiques, pubs and vibrant cafe culture. Nearby coastal paths wind through the coastal park and stretch along shingle beaches leading to Folkestone Harbour and its revitalised Harbour Arm, featuring a champagne bar, restaurants and cafes.

For commuters the area offers excellent transport links with High Speed rail services from Folkestone West and Central stations, reaching London St Pancras in under an hour via HS1. Additionally, there are convenient connections to Europe and other parts of Kent through the local motorway network.

## The Property

This luxurious third floor apartment offers uninterrupted panoramic views of the English Channel stretching all the way to France visible from most rooms. Access is on the ground floor via five small steps from the car park area. Designed for ultimate comfort, the apartment has benefitted from an appreciable level of improvements by the existing owner, including new WiFi enabled electric radiators, double glazed windows and doors throughout, new electrical switches and sockets with lighting system, plush carpets and the interior is decorated in soothing tones, creating a serene atmosphere that perfectly compliments its stunning coastal location.

The living space is particularly impressive, the kitchen extended to create a dining area. The spacious entrance hall complete with ample storage leads to the master bedroom suite which features an en-suite bathroom. The second bedroom also includes en-suite facilities and a separate shower room provides additional convenience.

The well appointed kitchen equipped with integrated appliances has French doors which open onto the south facing balcony, which in turn has separate doors connecting to a generously proportioned sitting room.

The expansive balcony offers a seamless indoor/outdoor living with breath taking ocean vistas.

## Outside

Marine Point is elegantly positioned within beautifully maintained communal gardens, perched just above the beach with direct access to the promenade and shoreline below. The bank drops away providing a degree of elevation to the rear improving the vista from the apartment.

The property also benefits from a garage and resident parking.

## Services

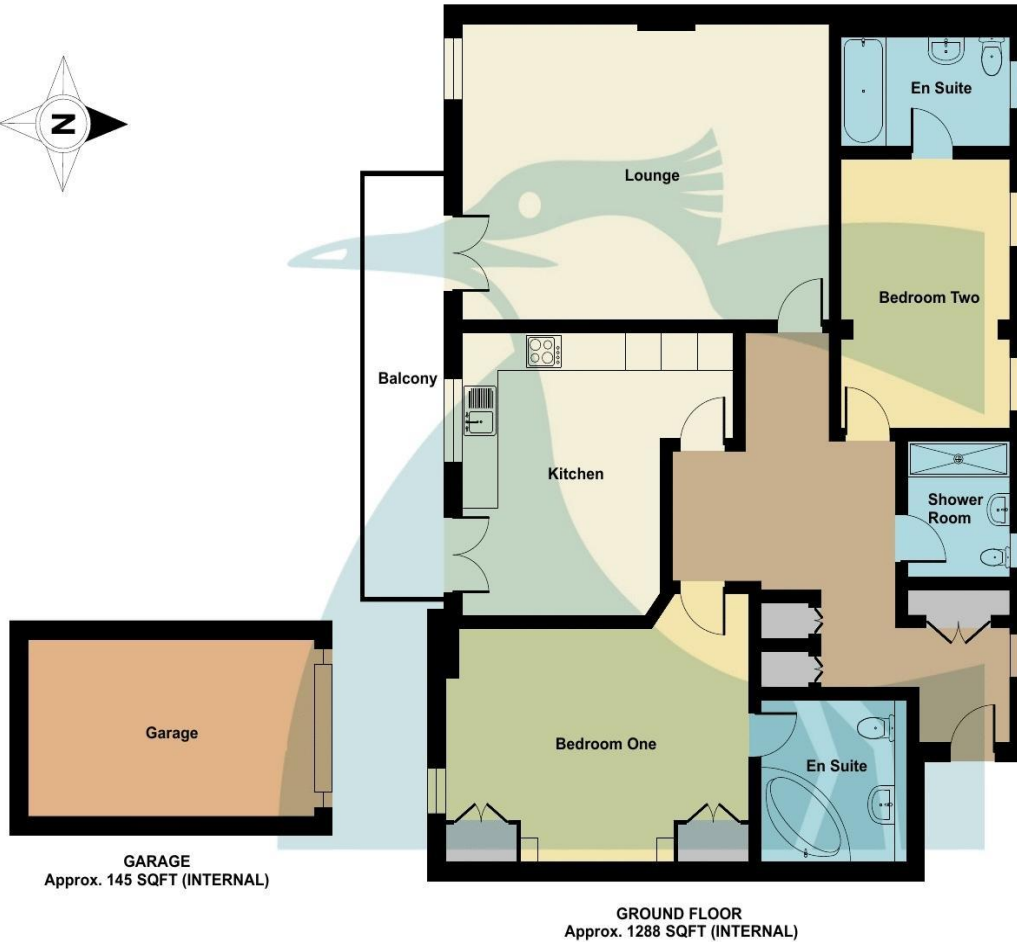
Electric heating.  
999 year Lease from 24 June 1991.  
Service charge - £3,500 per annum.



To view this property call Colebrook Sturrock on **01303 260666**

Total Approximate Area = 1433 sq ft / 133.1 sq m (includes garage)

For identification only - Not to scale



<b>Lounge</b> 20'2 x 15'5 (6.15 x 4.69)
<b>Kitchen</b> 14'11 x 14'9 (4.54 x 4.49)
<b>Garage</b> 15'9 x 9'2 (4.80 x 2.80)
<b>Bedroom One</b> 16'8 x 13'11 (5.09 x 4.25)
<b>Bedroom Two</b> 14' x 9'3 (4.27 x 2.83)

### Local Authority

Folkestone and Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

### Tenure

Leasehold

Current Council Tax Band: F

EPC Rating: C

### Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1191616

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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