



49 High Street, Hythe, Kent CT21 5AD



15 WEAR BAY CRESCENT, FOLKESTONE

£750,000 Freehold

A handsome detached period property in a highly sought after location in Folkestone's desirable East Cliff. The property offers approximately 2200 sq ft of versatile accommodation including 2 reception rooms, kitchen/breakfast room, 5 bedrooms (1 en-suite) & bathroom. Pretty gardens, off-road parking. EPC E



15 Wear Bay Crescent, Folkestone CT19 6AX

**Entrance Vestibule, Entrance Hall, Sitting Room,
Dining Room, Kitchen/Breakfast Room, Utility/Cloakroom,
Five Bedrooms (Principal with En-Suite Bathroom), Bathroom
Gardens to Front & Rear, Parking**

DESCRIPTION

In a sought-after location, this handsome detached period house exudes charm and character throughout, offering attractively presented accommodation of particularly comfortable proportions with a wealth of original features throughout.

Extending to approximately 2200 sq ft, the property comprises an entrance vestibule leading into a welcoming entrance hall, with access to the impressive sitting and dining rooms, beautifully appointed kitchen/breakfast room, utility room and cloakroom. On the first floor are two well-proportioned double bedrooms, with the principal bedroom enjoying partial sea views and the benefit of an en-suite bathroom. There is also a family bathroom and separate cloakroom. The second floor provides three further bedrooms, one of which benefits from sea views and a balcony.

To the front of the property, a driveway provides off-road parking for one small vehicle, while a delightful tiered garden, with steps leading to the front door, creates an attractive approach. To the rear, the beautifully planted tiered garden offers a number of seating areas and a summer house, together with a generous timber-framed storage shed.

SITUATION

Wear Bay Road is an exceptionally sought after road in the particularly desirable East Cliff area of Folkestone. Moments from The Warren Country Park where winding footpaths lead through the chalky cliffs and wooded areas, host to a wealth of wildlife, to the long stretch of beach at the bottom. Beautiful walks from here can be taken to Samphire Hoe or back into Folkestone.

Folkestone is a vibrant town, well served by two mainline railway stations from where the High Speed Link service to London, St Pancras is available (journey times of around 53 minutes). The M20, the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach.

The busy town centre offers a variety retail outlets, cafes and restaurants, the famous Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is also only a short walk away from where paths lead down to the long stretches of shingle beach, coastal park and the recently revitalised Harbour Arm with champagne bar, live music etc. There are a number of outstanding schools in the vicinity, including boys and girls grammar schools. A wide range of sporting clubs can be found in the area, including watersports.

The Cinque Ports Town of Hythe, approximately 5 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), various independent shops and restaurants (All times and distances are approximate).

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a substantial timber panelled door with timber framed and double-glazed fan light above, encaustic-tiled floor, walls tiled to half-height, deep-moulded cornice, panelled and glazed door with windows to either side and above, opening to:

ENTRANCE HALL

A generous space divided by a central archway with decorative corbel supports, solid oak polished floorboards, staircase to first floor with polished timber moulded handrail, block and turned banister rails and terminating in a coordinating newel post, access to understairs storage cupboard, dental moulded cornice, radiator concealed by bespoke oak radiator cover, doors to:

SITTING ROOM

Attractive painted timber fireplace surround with cast iron insert with provision for an open fire above a granite hearth, bespoke cabinets and shelving built into recess to one side, picture rail, deep moulded cornice, decorative ceiling rose, bay with timber framed and double glazed windows to front. Radiator.

DINING ROOM

Polished timber fireplace surround encompassing a wood-burning stove over a slate hearth, solid polished oak floorboards, picture rail, deep moulded cornice, decorative ceiling rose, bay with double-glazed casement doors and with double-glazed windows to either side and above, opening to the rear garden, radiator.

CLOAK/UTILITY ROOM

Low level WC, wash basin set on a timber shelving unit with wall mounted mixer tap, housing for stacked washing machine and tumble dryer, wall cupboards, contemporary vertical radiator, coved ceiling, recessed lighting.

KITCHEN/BREAKFAST ROOM

A generous space with the **kitchen area** well fitted with a comprehensive range of base, cupboard and drawer units in a sleek matte finish incorporating integrated dishwasher, square edged Corian work tops incorporating pre-formed sink with Quooker instant hot water tap and inset with Bosch multi-point induction hob with Corian upstands, range of contrasting wall cupboards with concealed lighting beneath and extractor hood above the hob, further bank of coordinating full height cabinetry, incorporating full height fridge and freezer, Neff oven and Neff combi microwave oven and full height shelved larder cupboard, coved ceiling, recessed lighting, double glazed window to side, contemporary column radiator, the **breakfast area** with double glazed windows to either side and double glazed bi-folding doors opening to and uniting the space with the garden beyond, coved ceiling, recessed lighting, pair of wine fridges (one for red & one for white), contemporary column radiator.

FIRST FLOOR LANDING

Split level, timber framed sash window over stairwell, staircase continuing to 2nd floor, timber framed sash window to side, radiator concealed by decorative cover with bookcase over, access to airing cupboard housing the gas boiler.

PRINCIPAL BEDROOM

Timber framed double glazed sash windows to front enjoying views between rooftops to the sea, picture rail, deep moulded cornice, decorative ceiling rose, radiator, door to:

EN-SUITE BATHROOM

Freestanding bath with ball and claw feet with central mixer tap and handheld shower attachment, low level WC, tiled shower enclosure with thermostatically controlled shower, pedestal wash basin, pair of built-in cupboards with storage over, timber framed double glazed window to front with views between houses of the sea, extractor fan, coved ceiling, heated ladder towel rail.





BEDROOM

Double glazed sash window to rear overlooking the garden, decorative ceiling rose, coved ceiling, radiator concealed by decorative cover.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, tiled shower enclosure with thermostatically controlled shower, low-level WC, pedestal wash basin, walls panelled half height, coved ceiling, recessed lighting, timber effect flooring, double glazed window to rear overlooking the garden.

CLOAKROOM

Close coupled WC, wash basin with vanity cupboard below, timber framed sash window to side, coved ceiling, radiator.

SECOND FLOOR LANDING

Access to eaves storage area, double glazed window over stairwell, access to loft space, doors to:

BEDROOM

Pair of built-in cupboards, further low-level cupboard with shelving over, radiator, double glazed casement doors with double glazed windows to either side, enjoying views of the sea and opening to:

BALCONY

Well enclosed by wrought iron balustrade and enjoying magnificent views of the sea.

BEDROOM

Built-in storage cupboard, double glazed window to rear overlooking the garden, two wall light points, radiator.

BEDROOM

Double glazed window to side enjoying views of the sea, radiator.

FRONT GARDEN

The garden to the front of the property is approached by a flight of stone steps with a stone pathway leading to the main entrance. To the side of the steps is a block-paved driveway for a small vehicle, with the remainder of the garden being tiered, incorporating an area of lawn and a lower tier planted with a variety of largely herbaceous plants, including ornamental grasses, salvia and lavenders, amongst others. The path continues to the side of the house where a personal gate gives access to the:

REAR GARDEN

Directly to the rear of the house is a shallow paved terrace and to the side of the house is a generously sized timber framed storage shed which is supplied with power and light, has double doors to the end, a further door to the opposite end and windows to the side. Outside tap, log stores and garden store. From the shallow paved terrace, a flight of steps lead through one tier of the garden where there is a gravel-topped seating area and a freestanding greenhouse and a flight of semicircular steps continue to an elevated terrace surrounded by raised beds stocked with a variety of shrubs, herbaceous and other plants, including roses, pittosporum, wygelia, jasmine and various others. A further flight of steps leads beneath a timber-framed pergola, supporting climbing roses to an elevated area of lawn, shaded by a flowering cherry, pear tree and plum tree and backed by a border stocked with various shrubs and other plants. Glimpses of sea can be enjoyed from the lawn and in the far corner of the garden is an attractive timber-framed summer house supplied with power.

EPC Rating E

COUNCIL TAX

Band E approx. £3,122.19 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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



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Wear Bay Crescent, Folkestone

Approximate Gross Internal Area :-
 Ground Floor :- 81.84 sq m / 881 sq ft
 First Floor :- 64.00 sq m / 689 sq ft
 Second Floor :- 58.81 sq m / 633 sq ft
 Green House :- 2.47 sq m / 27 sq ft
 Summer House :- 5.29 sq m / 57 sq ft
 Workshop :- 9.10 sq m / 98 sq ft
 Total :- 221.56 sq m / 2385 sq ft

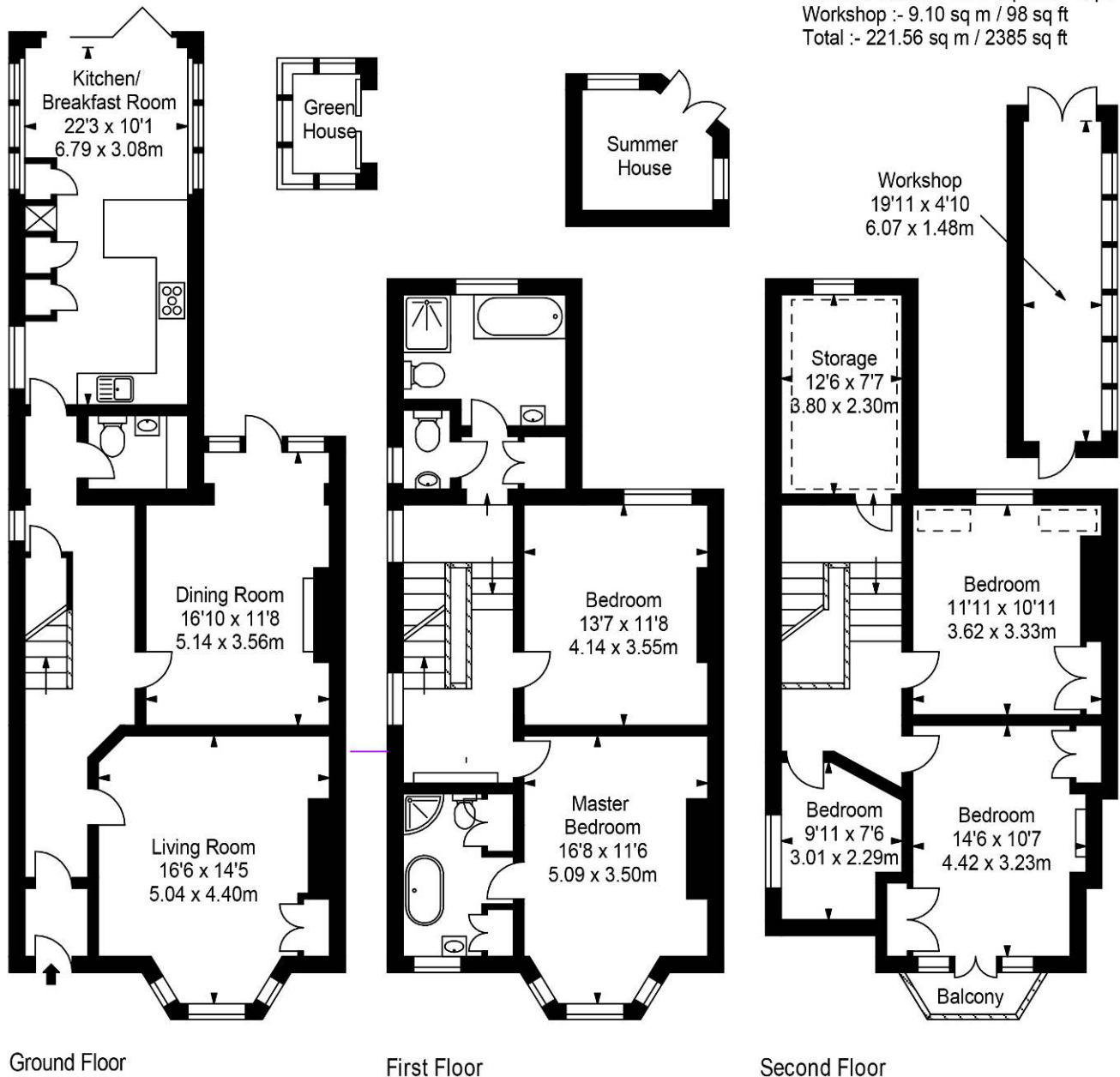


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 floor plan by: www.creativeplanetik.com