



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



**2 MARINE POINT,
RADNOR CLIFF, FOLKESTONE**

**£565,000 Leasehold
Share Of Freehold Included**

In a prime elevated position from where it commands unrivalled views of the English Channel and around the coastline of Hythe Bay, this spacious apartment comprises a generous sitting room, fitted kitchen, two en-suite bedrooms, south facing balcony, shower room/cloakroom, garage and delightful communal gardens. EPC D.



2 Marine Point, Radnor Cliff, Folkestone CT20 2TX

Entrance Hall, Sitting/Dining Room, Kitchen, Principal Bedroom with En-Suite Bathroom, 2nd Bedroom with En-Suite Bathroom, Cloakroom/Shower Room, South Facing Balcony, Garage, Visitors Parking Spaces, Communal Gardens

DESCRIPTION

Marine Point is an exclusive development of just 22 apartments occupying a particularly choice position at the far end of Radnor Cliff, adjacent to the Coastal Park. The building is set within beautifully maintained grounds with delightful communal gardens, and the subject apartment also benefits from its own private garage.

The accommodation has been designed to maximise the southerly aspect with sublime views of the sea, to the coast of France on a fine day and all around the coastline of Hythe Bay to Dungeness in the far distance. Indeed, the subject property commands these spectacular views from not only the generous living/dining space but also from the principal bedroom (with en-suite bathroom) both of which open onto the wide sea facing balcony and the kitchen also enjoys sea views. The second bedroom has an en-suite bathroom and there is a guest cloakroom/shower room.

The grounds are beautifully maintained and provide a very relaxed environment in which to relax, meander in the afternoon sun or to soak up the views from the wide sun terrace set just above the beach. There are also a number of visitors parking spaces on site.

SITUATION

Radnor Cliff is an exclusive and highly desirable residential area leading to The Coastal Park with its abundance of open green space, trees and wildlife. From here a flight of steps leads down to the beach and coastal path which can be followed along the wide stretches of shingle beach to the east, along the foot of The Leas, to Folkestone Harbour with the recently regenerated Harbour Arm with champagne bar, restaurants, cafes and live music, The Artists Quarter and busy High Street. To the west is the charming and vibrant Sandgate Village centre with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes, restaurants, micro brewery and sailing club.

The Cinque Ports Town of Hythe with its wider range of amenities, including a Waitrose, is approximately 3 miles away to the west. 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 offering spa treatments, pool and gym.

The High Speed Rail service to London, with a journey time to St Pancras of around 53 minutes, is available at Folkestone West Station (1 mile), Folkestone Central (1.5 miles) and Ashford International (16 miles). 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:

COMMUNAL ENTRANCE HALL

With camera entry phone system, lift and stairs descending to the ground floor, door to:

ENTRANCE HALL

A generous reception space incorporating various built in storage cupboards one of which houses the hot water cylinder, electric heater concealed by decorative cover, coved ceiling, recessed lighting, wall light points, double glazed window to front, doors to:

SITTING/DINING ROOM

A generous space with coved ceiling, double glazed casement doors and double glazed window opening to a generously sized balcony to the rear enjoying a southerly aspect and from where expansive views of the sea, around the bay to Dungeness and to the coast of France on a clear day can be enjoyed, electric heaters.

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher and washing machine, roll top work surfaces inset with four burner halogen hob and one and a half bowl sink and drainer with mixer tap, tiled splashbacks, range of coordinating wall cupboards with concealed lighting beneath, further bank of coordinating cabinets incorporating integrated oven/grill, integrated fridge and freezer and full height storage cupboards, tiled floor, coved ceiling, recessed lighting, double glazed window to rear, looking beyond the balcony to the sea, peninsular breakfast bar, electric heater.

PRINCIPAL BEDROOM

A particularly generous space with a pair of wall-light points, coved ceiling, freestanding wardrobe cupboards with mirrored doors, double glazed window and double glazed casement doors opening to and overlooking the balcony from where views of the sea, around the bay to Dungeness and to the

coast of France on a clear day can be enjoyed, electric heaters, door to:

EN-SUITE BATHROOM

Corner bath with mixer tap and handheld shower, low level WC, pedestal wash basin with mixer tap, tiled floor, tiled walls, coved ceiling, recessed lighting, extractor fan, illuminated mirror, heated ladder rack towel rail.

BEDROOM 2

Freestanding wardrobe cupboards with sliding mirrored doors, coved ceiling, pair of double glazed windows to front, electric heater concealed by decorative cover, door to:

EN-SUITE BATHROOM

Panelled bath with mixer tap and handheld shower, low level WC, pedestal washbasin with mixer tap and illuminated alcove with mirror behind, tiled floor, tiled walls, coved ceiling, recessed lighting, obscured double glazed window to front, heated ladder rack towel rail.

SHOWER ROOM

Walk-in tiled shower enclosure with Aqualisa shower, low-level WC, wall-hung wash basin with mixer tap, tiled floor, tiled walls, coved ceiling, recessed lighting, obscured double glazed window to front.

OUTSIDE

COMMUNAL GARDENS

The gardens are beautifully tended and laid to a wide expanse of lawn backed by mature evergreen shrubs and other plants including cordylines, hebes, bay, laurel and phormium amongst others. A flight of steps lead down to a wide sun terrace.

PARKING

There are various visitors parking spaces to the front of the building.





GARAGE

Electronically operated garage door, power and light.

OUTGOINGS

Service Charge: Approx £TBC per annum (paid in two instalments of £TBC) includes water rates, cleaning of communal areas, gardening, maintenance of the building, buildings insurance, garage insurance.

LEASE

Share of the Freehold included. Balance of 999-year lease commencing in 1992.

NB All information to be verified between solicitors.

EPC Rating Band D

COUNCIL TAX

Band F approx. £3,515.36 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

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Marine Point, Sandgate, CT20

Approximate Gross Internal Area = 115.7 sq m / 1245 sq ft

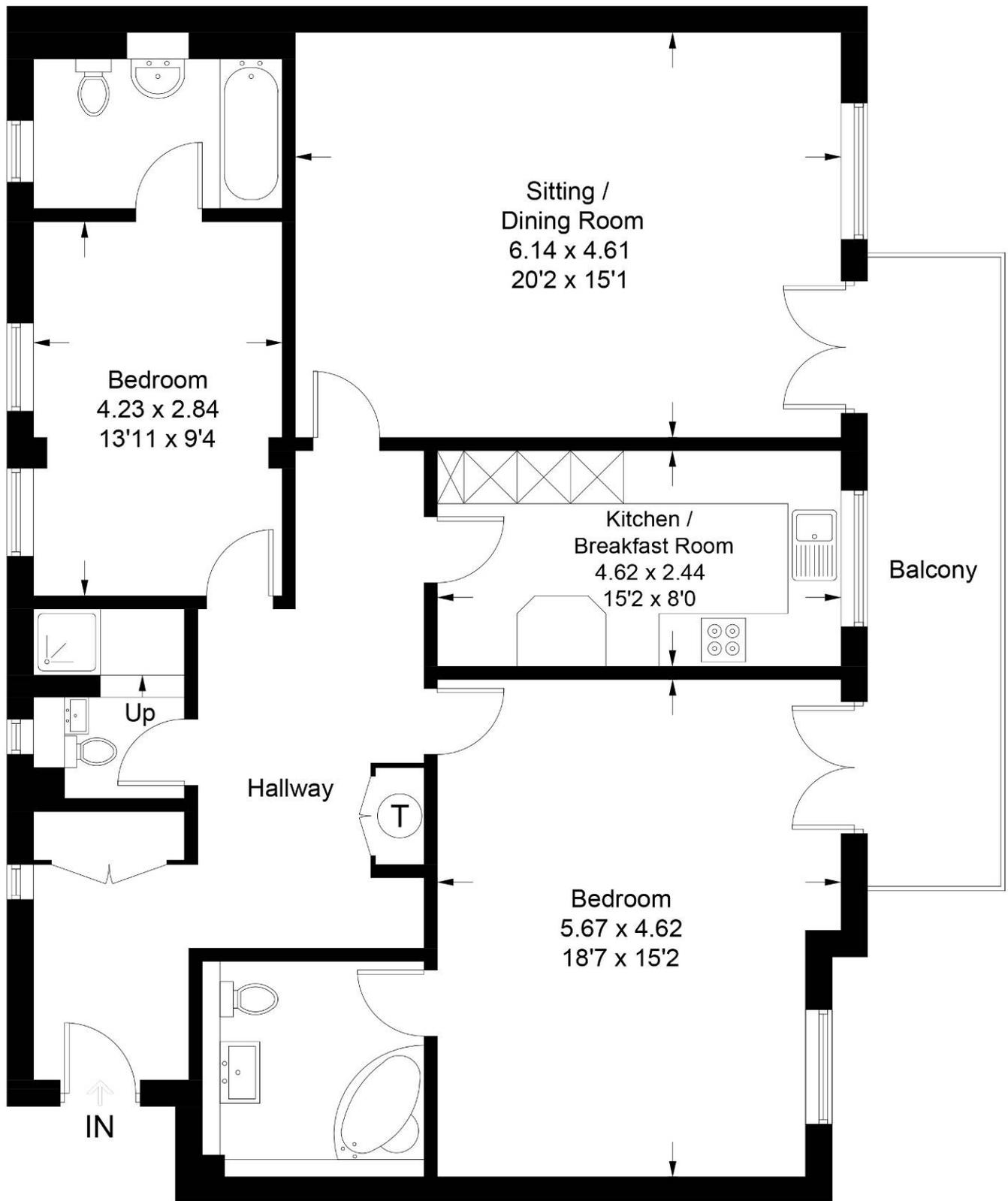


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