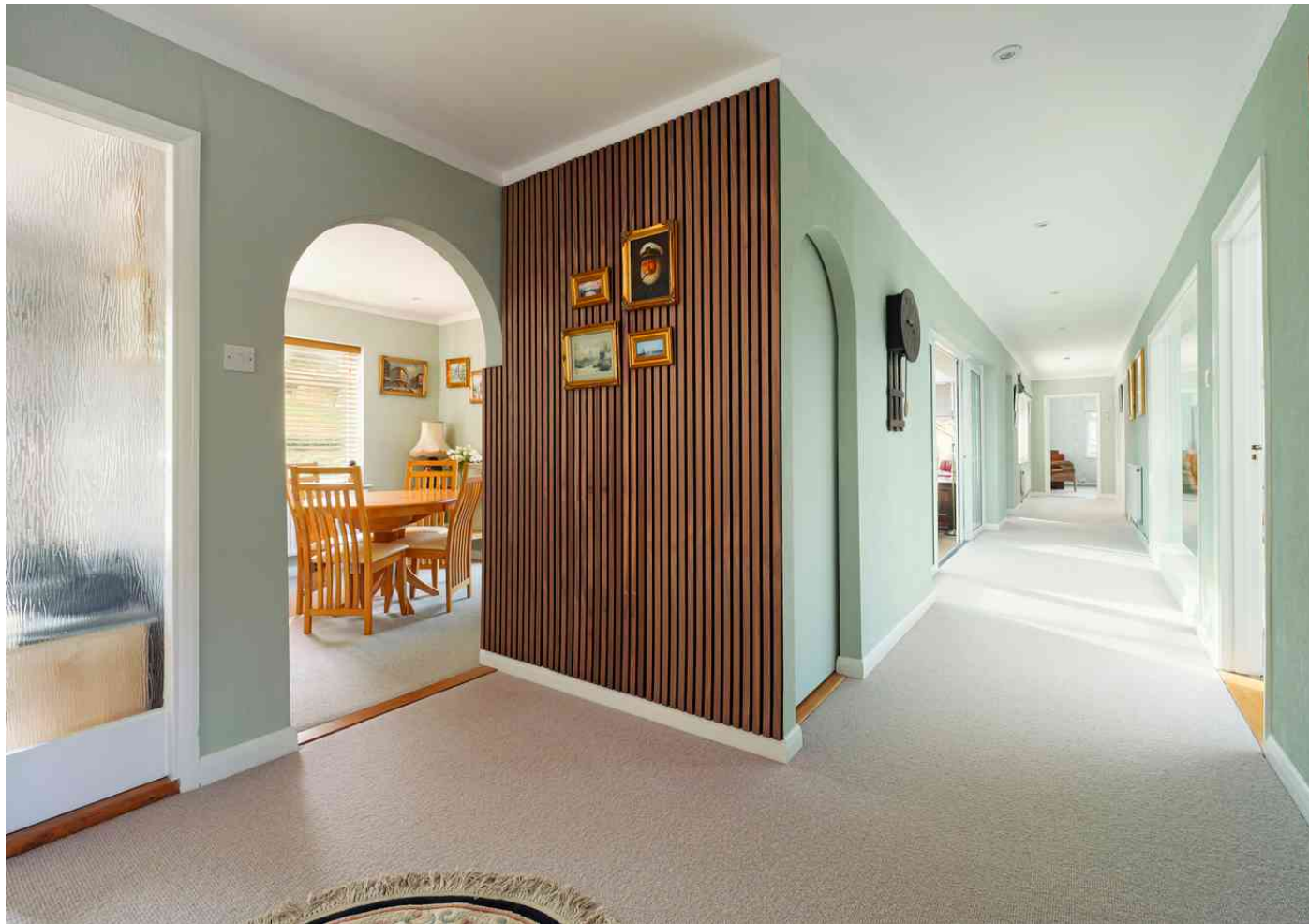








A beautifully renovated two-bedroom detached bungalow with superb views of the English Channel. Thoughtfully redesigned by the current owners, this exceptional home blends contemporary style with comfort and practicality. The spacious layout includes a welcoming porch, a bright entrance hall, and a stylish living room with contemporary gas fire, enhanced by a striking glass partition. The sleek, modern kitchen is complemented by a separate utility room, while both generous double bedrooms feature en-suite facilities. Additional highlights include a charming garden room, a separate cloakroom/WC, and an integral garage. Surrounded by a wraparound garden, the property also benefits from PV solar panels and a private driveway. Planning permission is in place for a second-floor extension and further expansion. EPC RATING = C



Guide Price £845,000

Tenure Freehold

Property Type Detached Bungalow

Receptions 3

Bedrooms 2

Bathrooms 2

Parking Driveway & garage

EPC Rating C

Council Tax Band G

Folkestone & Hythe

Situation

The property is located in 'Radnor Cliff Crescent' between the coastal town of Folkestone and seaside village of Sandgate. Folkestone has become the 'place to be' and is the home of 'The Creative Quarter' and boasts a thriving collection of artist's studios and creative businesses, as well as a wide range of amenities such as shopping centre, supermarkets, independent shops, restaurants and leisure facilities. The property is close to Mermaid Beach, a mecca for sea swimmers and anyone looking to enjoy the beach. There is a mainline railway station at Folkestone offering a High Speed service to London Stratford and St Pancras stations with an approx. journey time of 53 minutes. Channel Tunnel terminal is Approx. 3.3 miles The M20 connection to the motorway network is within close proximity.

The accommodation comprises

Entrance porch

Entrance hall

48' 5" x 9' 6" (14.76m x 2.90m)

Walk in airing cupboard

Living room

22' 0" x 14' 6" (6.71m x 4.42m)

Dining room

10' 0" x 8' 10" (3.05m x 2.69m)

Kitchen/breakfast room

14' 10" x 13' 4" (4.52m x 4.06m)

Garden room

20' 10" x 11' 8" (6.35m x 3.56m)

Utility room

11' 5" x 10' 4" (3.48m x 3.15m)

Boiler room

WC

Bedroom one

14' 11" x 13' 11" (4.55m x 4.24m)



Bedroom one en suite bathroom/WC

Bedroom two

12' 11" x 11' 11" (3.94m x 3.63m)

Bedroom two en suite shower room/WC

12' 11" x 11' 11" (3.94m x 3.63m)

Outside

Integral garage and driveway

19' 11" x 9' 11" (6.07m x 3.02m) Approached over driveway providing off road parking

Garden

The property features a beautifully landscaped wrap-around garden. From the garden room, a secluded patio seating area with an awning offers a private retreat. A pathway leads to the main garden, where another patio seating area with an awning takes full advantage of stunning English Channel views, alongside a charming summerhouse. Steps descend to a well-maintained lawn, bordered by an array of plants and shrubs, with a covered pergola seating area providing additional outdoor enjoyment. A pathway continues around the property, showcasing further planting and leading to a gate for front access, as well as a useful shed. At the front, the property benefits from a driveway, a neatly lawned section on one side, and a selection of mature shrubs and bushes on the other.

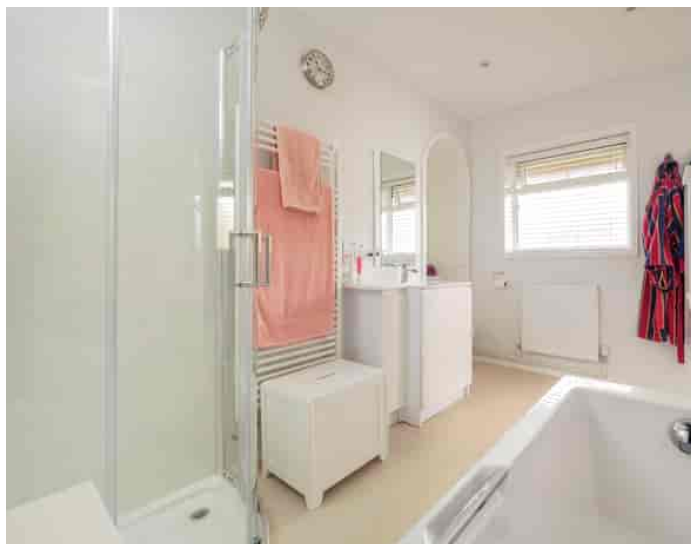
Solar panels

Two sets of Solar panels with 10kw battery storage located in the garage.

Agent note

The following planning permission granted:

22/0657/FH - 10th June 2022 - Proposed part roof conversion to form additional living accommodation with new roof lights & a dormer roof extension, a single-storey side extension & single-storey rear extension.







Approximate Gross Internal Area (Including Low Ceiling) = 178 sq m / 1914 sq ft
Garage = 18 sq m / 197 sq ft

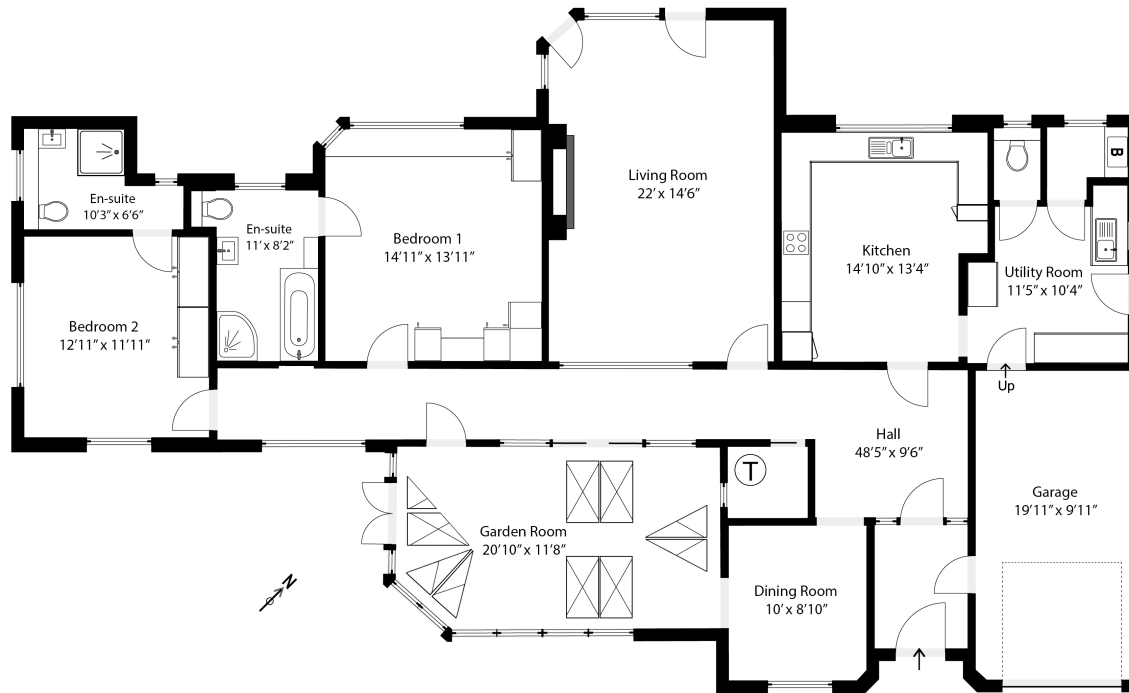
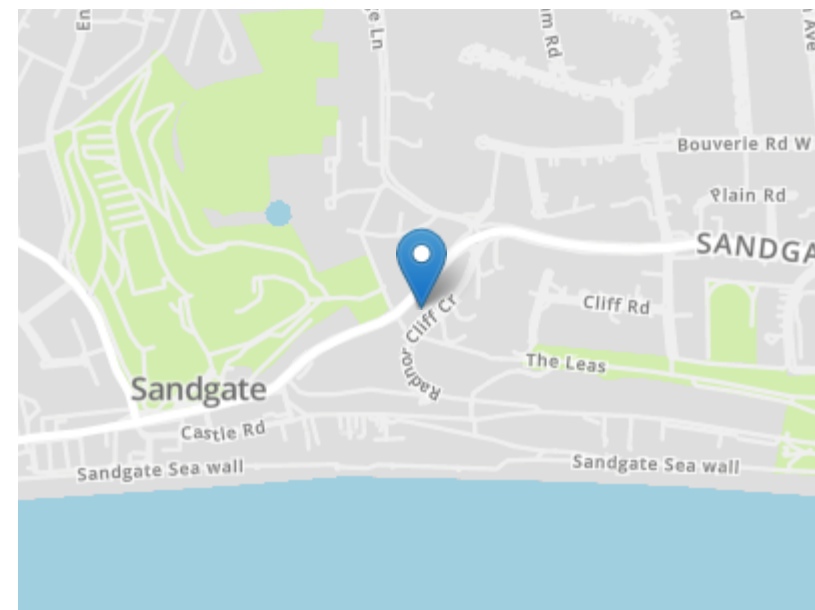


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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Need to book a viewing?

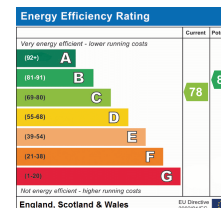
If you would like to book a viewing please contact our office on 01303 863393 or email sales@laingbennett.co.uk

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