



philip INDEPENDENT
ESTATE AGENT
jarvis



2, Well House 41 Radnor Cliff, Folkestone, Kent. CT20 2JL.

£895,000 Freehold

Property Summary

"From the sitting room, master bedroom or from the large patio at the front of the house, there is a super sea view looking out over the Channel. This is a high specification property and so close to beach."-Philip Jarvis, Director.

A substantial four bedroom semi detached house found in an elevated southerly position along Radnor Cliff in Sandgate. Arranged over three floors the current owner has spent much time and effort in developing their property and it does really need to be viewed to be fully appreciated.

The accommodation is arranged downstairs to include a large sitting room with square bay to front and wood burning stove that leads through to the dining area with bi-folding doors to the side. There is a well equipped modern kitchen with high end appliances plus a utility area and cloakroom. An attractive staircase leads to the first floor.

On the first floor the master bedroom has views out to the sea and an ensuite shower room. There are two further bedrooms and bathroom on this floor. On the second floor there is a large bedroom suite to include an ensuite bathroom and dressing room.

There is a large patio area to the front, ideal for entertaining with views out out sea. There are further patio areas to the side and rear. There is a most handy summerhouse which would work as an office space or just as a place to sit.

To the front of the property there is a brick block parking area plus a single garage. Above the garage is a storage and kitchen area ideal to use with outside entertaining.

Well positioned, the beach is only a short walk away. Sandgate itself is a vibrant and popular costal village found between Folkestone and Hythe. There are many eateries in the area along with well regarded schools. Commuter services are excellent with the High Speed service to London St Pancras from Folkestone West in under one hour. There is also good access to the M20 motorway.

Features

- Four Bedroom Semi-Detached House
- Walking Distance Of The Beach
- Two Reception Areas Plus Fitted Kitchen
- Extensive Patio To Front Ideal For Entertaining
- Summerhouse To One Side
- EPC Rating: D
- Elevated Position With Sea Views
- Arranged Over Three Floors
- Master Bedroom With Ensuite Shower Room
- Garage & Parking Area
- No Onward Chain
- Council Tax Band E

Ground Floor

Porch

Tiled floor. Two small windows to front. Door to

Hall

Stair to first floor. Small understairs space. Herringbone wood flooring. Feature white vertical radiator.

Sitting Room

18' 2" x 12' 2" plus bay (5.54m x 3.71m) Double glazed leaded square bay window to front. Further double glazed leaded square window to front. Two double glazed leaded windows to side. Herringbone wood flooring. Fireplace with wood burning stove. White feature vertical radiator. Leads through to

Dining Area

11' 10" x 11' 6" (3.61m x 3.51m) Double glazed bifold doors to side. Feature white vertical radiator. Mix of Herringbone wood flooring and Herringbone style wood effect flooring.

Kitchen

11' 4" x 9' 6" (3.45m x 2.90m) Double glazed window to rear. Contemporary white base and wall units. Inset one and a half stainless steel sink unit with wate disposal unit. Miele combination oven/microwave. Miele steam oven. Miele induction hob. Neff Wok hob. Feature Caple extractor hood. Integrated fridge/freezer. Integrated dishwasher. Wine cooler. Breakfast bat. Downlighting. Herringbone style wood effect flooring.

Utility Area

Cupboard housing plumbic for washing machine and space for tumble dryer. Radiator. Herringbone style wood effect flooring.

Cloakroom

Double glazed window to rear. White low level WC with hand basin over. Cupboard housing boiler. Herringbone style wood effect flooring.

First Floor

Landing

Double glazed leaded window to front. Feature vertical white radiator. Stairs to second floor. Wooden floorboards. Access to loft space.

Master Bedroom

18' 8" x 9' 3" plus doorwell (5.69m x 2.82m) Two sets of double glazed leaded windows to front. Double glazed leaded window to side. Feature white vertical radiator. Feature white wood burning stove. Wood flooring.

Ensuite Shower Room

Window to side. Modern suite of low level WC, vanity hand basin with cabinet over. walk in steam shower. Feature chrome towel rail. Downlighting. Extractor.

Bedroom Three

12' 2" x 10' 11" (3.71m x 3.33m) Double glazed leaded window to side and rear. Wood flooring. Radiator. Downlighting.

Bedroom Four

11' 5" x 8' 2" narrowing to 6' 7" (3.48m x 2.49m) Double glazed window to rear. Feature white vertical radiator.

Bathroom

Double glazed frosted window to rear. Suite of low level WC, vanity hand basin with stone worktop. Large roll top style bath with separate shower unit. Victorian style radiator with towel rail. Tiling to two walls. Downlighting. Extractor.

Second Floor

Bedroom Two

20' 8" x 13' 6" narrowing to 10' 2" (6.30m x 4.11m) Double glazed Velux window to side and rear. Two radiators. Wood effect flooring. Downlighting. Storage cupboard.

Dressing Room

8' 8" x 8' 2" (2.64m x 2.49m) Set of wardrobe cupboards. Further cupboard. Wall lighting.

Ensuite Bathroom

Double glazed Velux window to rear. Suite of concealed low level WC, vanity hand basin and modern style bath with separate shower unit. Feature radiator. Attractive mural to part of two walls. Downlighting. Extractor.

Exterior

Front Garden

Steps lead up to elevated front garden. Extensive patio area ideal for entertaining with views over the sea to the front. Small wall with railings. This area sweeps around to one side of the house.

Side Garden

Patio area. Storage shed.

Rear Garden

Steps up to a further area and raised patio with summerhouse.

Summerhouse

Bifold doors to front. Views over the sea.

Parking

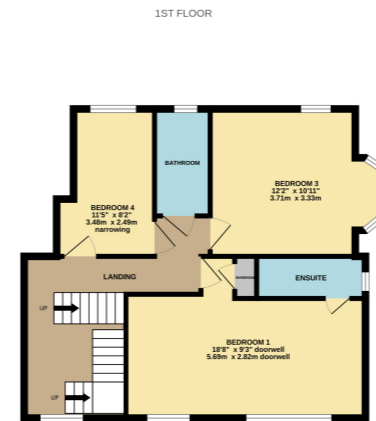
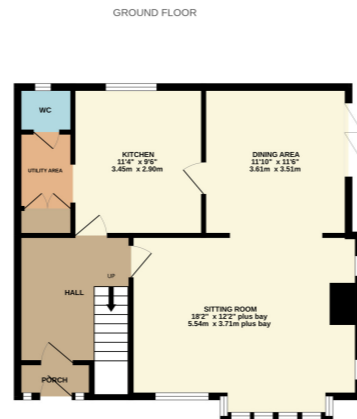
There is a brick block parking area to the front of the property.

Garage

There is a single garage adjacent to the parking area. There is a room above the garage with a kitchen area ideal for alfresco dining plus a further storage room with window to front.

Agents Note

There are solar panels fitted to the property. For more information speak to the Agent.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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