



49 High Street, Hythe, Kent CT21 5AD



**DEAN HOUSE,
RADNOR CLIFF CRESCENT, FOLKESTONE**

£1,100,000 Freehold

Enviably situated in an exclusive location and commanding stunning views over Sandgate, of the sea and around the bay, this substantial detached house offers impeccably presented 4 bedroom accommodation with spacious living areas, sea facing outside spaces, double garage, parking and gardens. EPC D.



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Dean House

Radnor Cliff Crescent, Folkestone CT20 2JG

Entrance Hall, Sitting Room leads to Sea Facing Terrace, Dining Room open plan to Conservatory open plan to the Kitchen, Utility Room, Study, Shower Room, Four Bedrooms, Bathroom, (the principal room with En-Suite Shower Room and Sea Facing Balcony), Double Garage, Ample Parking, Tiered Garden

DESCRIPTION

Dean House occupies a generous plot in an enviable elevated location in Folkestone's sought after Radnor Cliff Crescent from where it commands a magnificent south westerly vista over Sandgate, of the sea and around the bay to Dungeness in the distance.

The property offers impeccably presented accommodation of particularly comfortable proportions, totalling approximately 2510 square feet, with all of the principal rooms enjoying a westerly aspect and commanding superb views to the sea. The accommodation comprises a generous entrance hall leading to the large sitting room which opens onto a generous sea facing terrace, the ideal vantage point from which to enjoy the views and sunsets. The dining room is open plan to a beautiful conservatory which in turn leads to the smartly fitted kitchen and adjoining utility room. There is also a study/fifth bedroom and a shower room. The first floor comprises four generous bedrooms and a bathroom, the principal bedroom enjoys an en-suite shower room and opens onto a wonderful sea facing balcony.

The benefits from plentiful parking and an integral double garage. The gardens incorporate various terraces for alfresco entertaining some of which provide very pleasant vantage points from which to enjoy the stunning views.

SITUATION

Radnor Cliff Crescent is a sought after location accessed from the main A259 that runs along the coast between Sandgate and Hythe. The property is within moments of the charming and sought-after village centre with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants. The long stretches of shingle beach and sailing club can be found by meandering down one of the pretty lanes or the alleyways from the high street and the coastal path can be followed along the foot of The Leas all the way to Folkestone harbour with the recently revitalised Harbour Arm with champagne bar, restaurants, cafes and live music.

The Cinque Ports Town of Hythe with its wider range of amenities, including a Waitrose, is approximately 3 miles away to the west and the larger town of Folkestone is about a mile to the east. 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.

The High Speed Rail Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station (1 mile) and Ashford International (16 miles) and Eurostar services to Paris and Brussels are also available at the latter. The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant.



The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite and obscured double glazed door with obscured double glazed panels to either side, staircase to 1st floor with polished oak moulded handrail, square chamfered banister rails and terminating in a coordinating newel post, access to understairs storage cupboard, radiator, glazed double doors to:

SITTING ROOM

Moulded plaster fireplace surround with marble insert and hearth and freestanding log effect gas fire, five wall light points, coved ceiling, full wall of double glazed sliding patio doors opening to a generous **balcony** to the front of the property enclosed by glazed balustrade and from where magnificent views over Sandgate, of the sea and around the bay to Dungeness can be enjoyed, double glazed window to side, radiator.

DINING ROOM

Coved ceiling, double glazed sliding patio doors opening to the front of the property and from where magnificent views over Sandgate and of the sea can be enjoyed, radiator, open plan to:

CONSERVATORY

Of UPVC and double glazed construction above a brick built base and beneath a double glazed roof, porcelain tiled floor in a stone effect with underfloor heating which also extends into the kitchen, double glazed casement doors to front and rear opening to the gardens double glazed windows to three sides, open plan to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher, fridge, freezer and deep pan drawers, square edged polished granite worktops inset with four burner induction hob and under mounted with 1 ½ bowl stainless steel sink with grooved drainer to side and mixer tap, coordinating upstands, tiled splashback,

coordinating wall cabinets with concealed lighting beneath, stainless steel, glazed and illuminated extractor hood above the hob, integrated eyelevel Neff oven and microwave oven, full height shelved larder cupboard, double glazed window to rear overlooking the garden, door returning to entrance hall, door to:

UTILITY ROOM

Base cupboard with recesses to either side and provision for washing machine and tumble dryer, roll top granite effect worktop inset with stainless steel sink and drainer with mixer tap, tiled splashback, coordinating wall cupboards, wall mounted gas fired boiler, ceramic tiled floor, radiator, double glazed door and window opening to rear garden.

STUDY

Coved ceiling, recessed lighting, double glazed window to rear overlooking the garden, radiator.

SHOWER ROOM

Tiled shower enclosure with Aqua Profile Plus shower, low-level WC, corner wash basin with mixer tap and vanity cupboard below, illuminated mirror above, tiled floor, tiled walls, coved ceiling, automatically activated recessed lighting, obscured double glazed window to rear, heated ladder rack towel rail.

FIRST FLOOR LANDING

Shelved and illuminated recess, coved ceiling, hatch giving access to loft space fitted with loft ladder, radiator, double glazed window to rear, doors to:

PRINCIPAL BEDROOM

Full wall range of fitted wardrobe cupboards with sliding mirrored doors, full wall expanse of sliding double glazed patio doors opening to the **balcony** which is enclosed by glazed balustrade and from where magnificent views over Sandgate, of the sea and around the bay to Dungeness can be enjoyed, radiator, door to:





EN-SUITE SHOWER ROOM

Twin sized walk-in shower enclosure fitted with thermostatically controlled shower, low-level WC, winged wash basin with mixer tap, vanity cupboard below, illuminated mirrored cabinet above, shaver point, coved ceiling, recessed lighting, tiled walls, obscured double glazed window to front, wall mounted heated ladder rack towel rail.

BEDROOM

Full wall of fitted wardrobe cupboards with sliding mirrored doors, coved ceiling, radiator.

BEDROOM

Fitted wardrobe cupboards, coved ceiling, double glazed windows to front and side commanding magnificent views over Sandgate and of the sea, radiator.

BEDROOM

Built in wardrobe cupboard, double glazed window to side enjoying views towards the sea, double glazed window to rear overlooking the garden, radiator.

BATHROOM

Semi sunken bath within a tiled surround and fitted with mixer tap with separate thermostatically controlled shower above, low-level WC, pedestal wash basin with mixer tap and illuminated mirrored cabinet above, tiled walls, recessed lighting, obscure double glazed window to rear, wall mounted heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

To the front of the property a generous tarmac driveway provides off-road parking for a number of vehicles and access to the integral double garage. The remainder of the garden is laid mainly to lawn with a flight of steps leading to the front of the property and a terrace paved in natural stone which extends across the front of the property to the conservatory, this continues to the side of the conservatory and leads to the:

REAR GARDEN

Directly to the rear of the house and spanning the width of it is a generous terrace paved in natural stone backed by a brick built wall beyond which the garden slopes upwards away from the house with a flight of steps leading to a further flight of steps meandering through the garden which is laid extensively to lawn leading to the top terrace which is beneath a timber framed pergola from where glorious views to the sea can be enjoyed. Outside lighting, outside power points, outside tap.

INTEGRAL DOUBLE GARAGE

Pair of electronically operated up and over doors to front, power and light, tap.

EPC Rating Band D

COUNCIL TAX

Band G approx. £3902.72 (2024/25)
Folkestone & Hythe District Council.

VIEWING

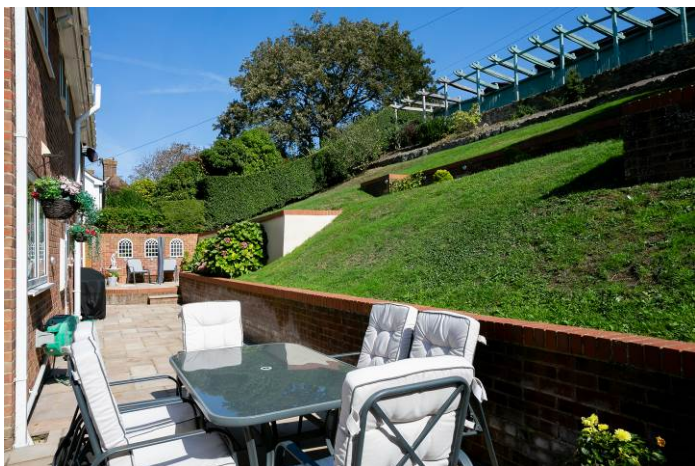
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Radnor Cliff Crescent, CT20 2JG

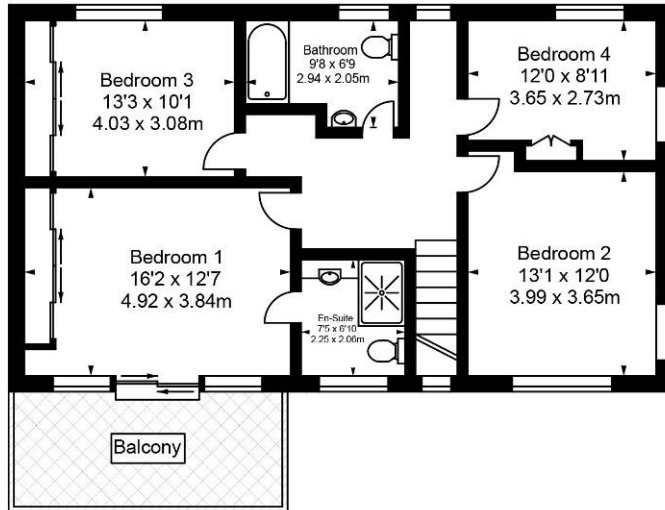
Approximate Gross Internal Area :-

Ground Floor :- 116.83 sq m / 1258 sq ft

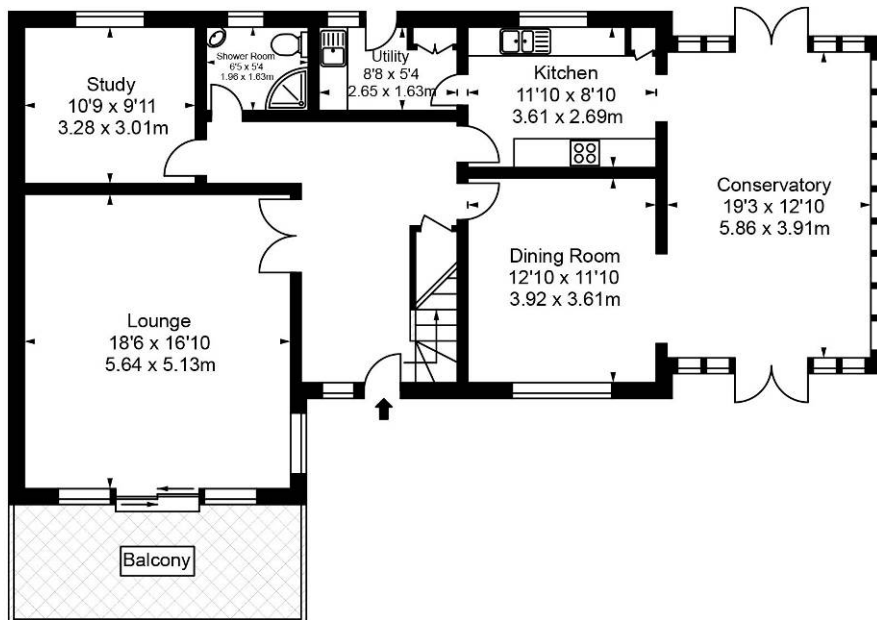
First Floor :- 82.40 sq m / 887 sq ft

Garage :- 33.94 sq m / 365 sq ft

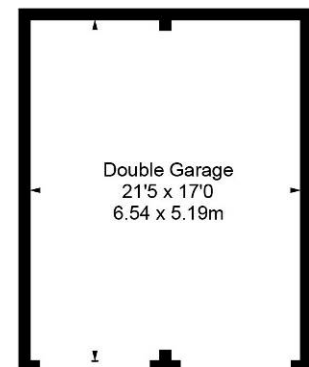
Total :- 233.17 sq m / 2510 sq ft



First Floor



Ground Floor



Garage

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanettk.com