



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



12 MARINE POINT RADNOR CLIFF, SANDGATE

£595,000 Freehold

To Include A Share In The Freehold

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 ensuite bedrooms, south facing balcony, shower room/cloakroom, allocated parking, delightful gardens. EPC D.



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**12 Marine Point
Radnor Cliff
Sandgate, Folkestone CT20 2TX**

**Entrance Hall, Sitting Room, Kitchen, Principal Bedroom with En-Suite Bathroom,
2nd Bedroom with En-Suite Bathroom, Cloakroom/Shower Room,
South Facing Balcony,
Allocated Parking Space, 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 allocated parking space.

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.

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 HALLWAY

With entry-phone system, stairs and lift to lower floor. Door to:

ENTRANCE HALL

Built in cloak/storage cupboard, together with further storage cupboard housing factory lagged hot water cylinder, recessed lighting coved ceiling, electric heater, double glazed window to front, doors to:-

SITTING ROOM/ DINING ROOM

Double glazed windows, overlooking the gardens to the rear of the property and enjoying panoramic views of the sea and around the bay to Dungeness in the distance, pair of double glazed doors opening to the balcony, electric heaters.

BALCONY/TERRACE

A generous south facing balcony encompassed by glazed balustrade and commanding lovely views of the sea and around the bay.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, integrated dishwasher, worksurface inset with one and a half bowl sink and drainer unit with mixer tap, Bosch ceramic hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, further bank of full height cupboards incorporating integrated fridge and freezer together with integrated electric oven, double glazed window enjoying views of the sea, recessed lighting, electric heater.

PRINCIPAL BEDROOM

Fitted wardrobe cupboards and overhead storage cupboard above recess for double bed, double glazed window to rear commanding magnificent views of the sea, double glazed doors opening to the balcony, electric heaters, coved ceiling, door to:-

EN-SUITE BATHROOM

Corner bath with mixer tap and hand held shower attachment, close coupled WC, bidet, pedestal wash basin, tiled walls, tiled floor, recessed lighting, coved ceiling, extractor fan, electric heater.

BEDROOM 2

Two double glazed windows to front, coved ceiling, electric heater, door to:-

EN-SUITE BATHROOM

Panelled bath with mixer tap and handheld shower attachment, pedestal wash basin, close coupled WC, obscure double glazed window, tiled walls tiled floor, recessed lighting, coved ceiling, wall mounted heater.

CLOAKROOM/SHOWER ROOM

Enclosed tiled shower cubicle, low level WC, wall hung wash basin, tiled floor, tiled walls, coved ceiling, recessed lighting, extractor fan, obscure double glazed window to front, electric heater.

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OUTSIDE

Allocated parking space.

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, hebe s, bay, laurel and phormium amongst others. A flight of steps lead down to a wide sun terrace spanning the width of the property.

OUTGOINGS

Service Charge: Approx £6686.82 per annum (paid in two instalments of £3343.41) 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 D.

COUNCIL TAX

Band F approx. £3203.81 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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



Marine Point, Sandgate, CT20

Approximate Gross Internal Area = 118.1 sq m / 1271 sq ft

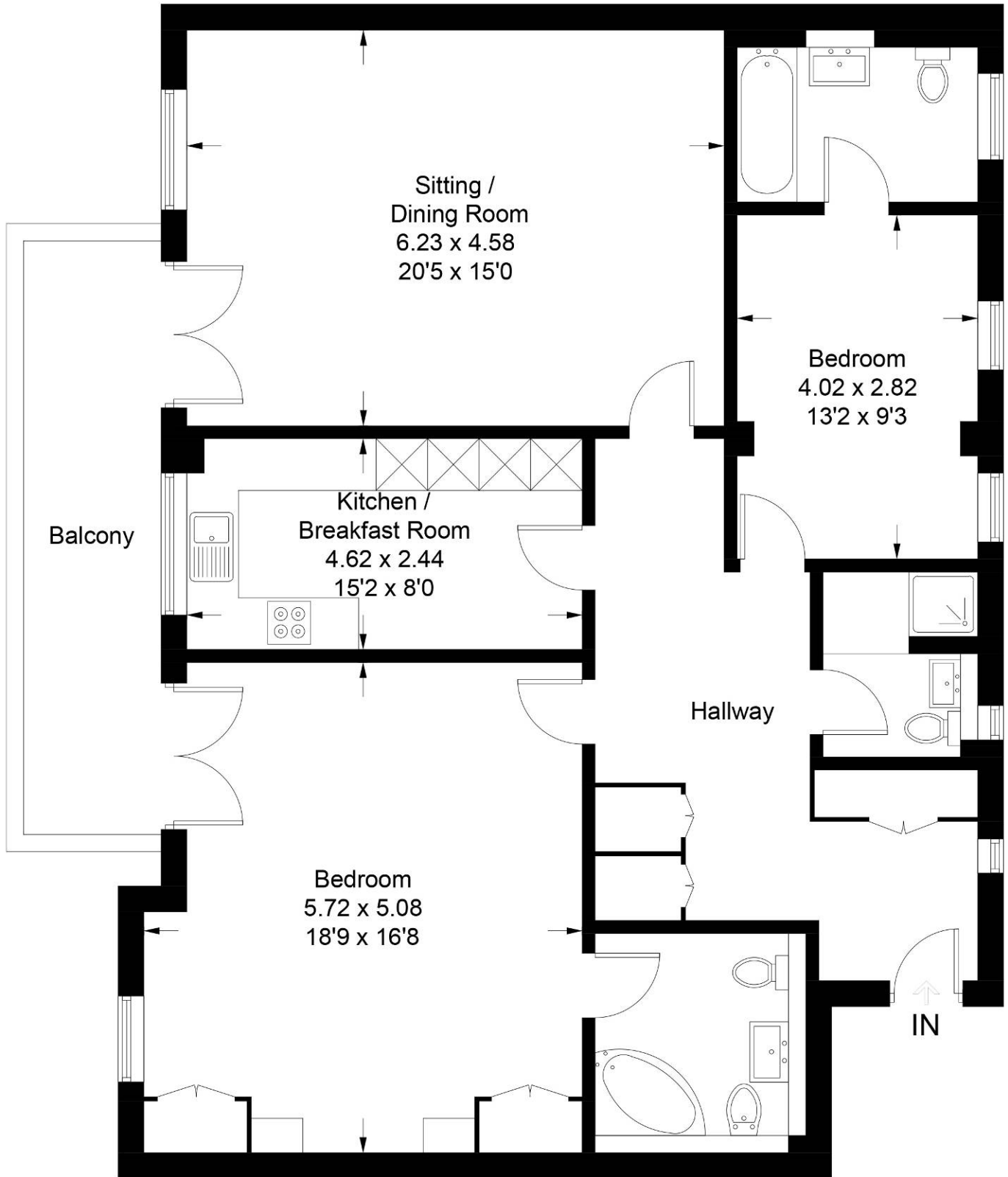


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