



49 High Street, Hythe, Kent CT21 5AD



**16 CLIFF ROAD,
FOLKESTONE**

£1,295,000 Freehold

In an exclusive West End location, this stunning 5 bedroom, 4 reception room family home also benefits from a second floor studio enjoying views of the sea and is within a relatively short walk from either station. The house also enjoys delightfully secluded gardens, excellent garaging and ample parking. EPC E



**16 Cliff Road,
Folkestone CT20 2JD**

**Entrance Vestibule, Entrance Hall, Drawing Room, Sitting Room, Study,
Dining Room, Conservatory, Kitchen, Utility Room, Cloakroom,
First Floor Landing, Five Bedrooms, the principal bedroom with en-suite
dressing room and shower room, Bathroom,
Integral Garage, Tandem Double Garage, Ample Parking,
Delightful Gardens**

DESCRIPTION

This impressive family home is well situated in one of Folkestone's most coveted locations. The property exudes charm and character throughout and enjoys a wealth of original features throughout the beautifully appointed interior. The accommodation, which is of particularly comfortable proportions total some 4651 sq ft (including the garages) and comprises an entrance vestibule opening to the welcoming entrance hall which leads to the drawing room and sitting room, both overlooking the garden, a study and dining room which in turn leads to the kitchen and utility room beyond. There is also a conservatory and a cloakroom. On the first floor there are five bedrooms, the principal suite with dressing room and en-suite shower room, and a bathroom. the second bedroom has a staircase leading to a wonderful second floor studio from where magnificent views over Sandgate and of the sea can be enjoyed.

The house occupies a generous plot with ample parking to the front on the carriage driveway which also provides access to the integral garage and to the generously sized tandem double garage, a recent addition which includes an inspection pit. To the rear, the stunning Italian themed gardens enjoy a westerly aspect and have been lovingly created to provide a delightfully secluded environment in which to relax and entertain alfresco.

SITUATION

The property is within Folkestone's sought after West End on a peaceful, no-through road. It is within metres of The Leas, a mile-long promenade offering stunning sea views towards France as well as access down to The Riviera beach and the award-winning Lower Leas Coastal Play Park. The Leas can be followed as far as Folkestone Harbour with the recently revitalised Harbour Arm offering champagne bars, restaurants, cafes and live music. Half a mile to the west of the property is the vibrant coastal village of Sandgate with its eclectic mix of antique shops, boutiques, restaurants and sailing club beyond. Folkestone town centre is within a mile of the property.

The Girls and Boys Grammar schools, The Turner School and The Academy offer excellent secondary education and highly regarded primary schools including Sandgate and Morehall are all close by.

There are a variety of sporting facilities available along the coast, including rowing, sailing, cricket, squash, bowls and swimming clubs as well as golf courses in the immediate vicinity.

Folkestone's West End station is a short, level walk away from the property with the High Speed Link service to London St Pancras taking around 53 minutes. The M20 motorway network and the Channel Tunnel Terminal at Cheriton are 1.5 and 3.5 miles away respectively.



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a substantial oak panelled and obscured leaded light door, quarry tiled floor, deep moulded cornice, glazed door to:

ENTRANCE HALL

Staircase to first floor with polished oak moulded handrail, square chamfered banister rails and terminating in square newel posts with decorative ball finials, column radiator, deep moulded cornice, doors to:

DRAWING ROOM

Polished timber floorboards, attractive painted timber fireplace surround with Corinthian column ornamentation with low level bookshelves to either side, two pairs of wall light points, deep moulded cornice, double glazed casement doors with double glazed windows to either side, opening to and overlooking the rear garden, pair of column radiators.

SITTING ROOM

Polished timber floorboards, ornate painted timber fireplace surround with carved acanthus leaf ornamentation, four wall light points, shallow bay with double glazed casement door with double glazed windows to either side, opening to and overlooking the rear garden, two column radiators.

STUDY

Attractive painted timber fireplace surround with gas fire, fitted bookshelves with cabinets below, deep moulded cornice, pair of sash windows to front, column radiator.

DINING ROOM

Four wall light points, pair of secondary glazed sash windows to front, column radiator, door to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units in a contemporary shaker style incorporating space and plumbing for freestanding

dishwasher and space and provision for dual fuel range cooker (both available by separate negotiation) with stainless steel and illuminated extractor hood above, square edged polished granite worktops undermounted with deep stainless steel butlers style sink with mixer tap and grooved drainers to either side, tiled splashbacks, coordinating wall cupboards, painted timber floorboards, double glazed window to rear overlooking the garden, glazed casement door opening to the conservatory, column radiator, archway to **inner work area** with base cupboard with recesses to side for freestanding fridge and freezer, available by separate negotiation, square edged polished granite worktop, undermounted with deep stainless steel sink with mixer tap, tiled splashbacks, further shelved storage cupboard, door to utility room, door giving access to deep shelved storage cupboard, door to **walk-in plant room** housing pressurized hot water cylinder.

UTILITY ROOM

Worktop with space and provision below for washing machine and tumble dryer, wall hung ceramic butler's sink, tiled floor, tiled walls, panelled and obscured glazed door and window to side, radiator, sliding door giving access to:

INTEGRAL GARAGE

Electronically operated roller door to front, overhead storage, obscured window to side, wall mounted Worcester gas-fired boiler, power and light.

CONSERVATORY

Of UPVC and double glazed construction above a brick built base and beneath a pitched, lined roof, tiled floor, windows to all sides, pair of casement doors opening to and overlooking the garden, further door to garden.





CLOAKROOM

Quarry tiled floor, obscured window to front, shelved recess, door to:

W.C.

Low level WC, wash basin, obscured window to front, column radiator.

FIRST FLOOR LANDING

Windows over stairwell, access to walk-in shelved linen cupboard with sash window to front and radiator, access to loft space, picture rail, two wall light points, radiator, door to inner hall, doors to:

PRINCIPAL BEDROOM SUITE

Double glazed sash windows to rear with views over Sandgate and of the sea, double glazed sash window to side, picture rail, column radiator, coved ceiling, door to:

DRESSING ROOM

Fitted wardrobes, sash window to front, column radiator, door to:

EN-SUITE SHOWER ROOM

Twin size tiled shower enclosure with Mira electric shower, low-level WC, wash basin with vanity cupboard below and mixer tap, part tiled walls, coved ceiling, timber effect flooring, heated towel rail, obscure sash window to front fitted with plantation style shutters.

BEDROOM

Access to built-in wardrobe cupboard, wall hung wash basin with tiled splashback, pair of double glazed sash windows with views over Sandgate and of the sea, picture rail, column radiator.

BEDROOM

Double glazed window to front, access to eaves storage, picture rail, column radiator.

BEDROOM

Double glazed window to side, picture rail, column radiator.

CLOAKROOM

Low level WC, pedestal wash basin, obscure double glazed window to side, column radiator.

BATHROOM

Cast iron bath with mixer tap and wall mounted/handheld shower attachment, glazed shower screen, wall hung wash basin, part tiled walls, obscure sash window to front, radiator with towel rail, timber effect flooring.

INNER HALLWAY

Staircase to 2nd floor, coved ceiling, door to:

BEDROOM

Access to deep under stairs storage cupboard, three sash windows to front enjoying views over Sandgate and of the sea, polished timber floorboards, picture rail, column radiator.

BEDROOM/STUDIO

Access to eaves storage, double glazed windows to front with views across Sandgate and of the sea.

OUTSIDE**FRONT GARDEN**

The garden to the front of the property is largely occupied by a block-paved carriage driveway providing off-road parking for a number of vehicles, access to the integral garage and access to the attached garage. The driveway is edged by raised beds planted with a variety of shrubs and other plants including hypericum, fuchsia, hebe, magnolia, roses and wygelia amongst others. A personal gate to the side of the property gives access to the rear garden.

ATTACHED TANDEM DOUBLE GARAGE

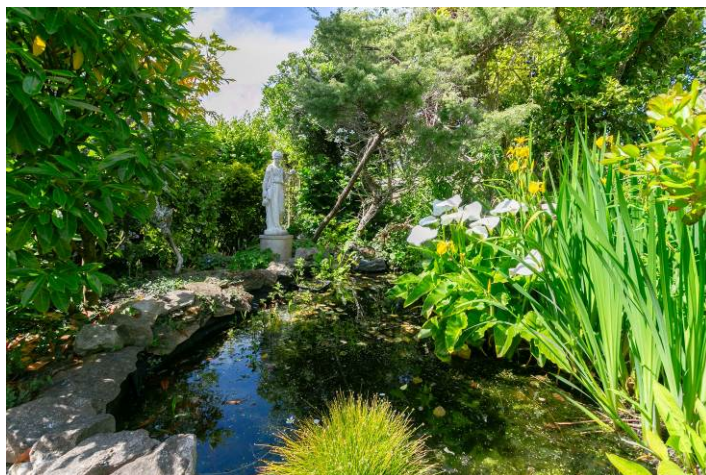
Of a generous size with electronically operated roller door to front, work benches, inspection pit, pair of double glazed windows to rear, double glazed door and window opening to the rear garden, power and light.





REAR GARDEN

Directly to the rear of the house is a generous paved terrace encompassed by stone balustrade and incorporating a magnificent mature olive tree. From the terrace steps lead between borders planted with a variety of shrubs and other plants including camellia, roses, rhododendron, oleander, mahonia and tree peony. From here a shingled pathway, meanders past an expanse of lawn with a specimen phormium, passing by an ornamental pond stocked with the appropriate aquatic plants including arum lilies. The path continues through the garden passing by a further circular lawn with a central bay tree with a raised bed to the side beautifully stocked with mature shrubs including choisya, fuchsia, pittosporum and a flowering cherry. The path then changes to paving and leads to the far end of the garden where there is a timber-framed greenhouse and steps up to a secret veranda set before the timber-framed **workshop** which is arranged in three sections. Stepping out from the veranda beneath a white wisteria steps lead down to a further concealed courtyard garden which is paved and incorporates a rectangular ornamental pond. Steps lead up to a further gravelled pathway which leads beneath an arched metal pergola supporting a magnificent mature wisteria and climbing roses and is flanked by a pair of beautiful laburnum trees. The path then continues and returns to the terrace at the rear of the house. The garden is well enclosed by close-boarded timber panelled fencing.



EPC Rating Band E

COUNCIL TAX

Band G approx. £4,090.33 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

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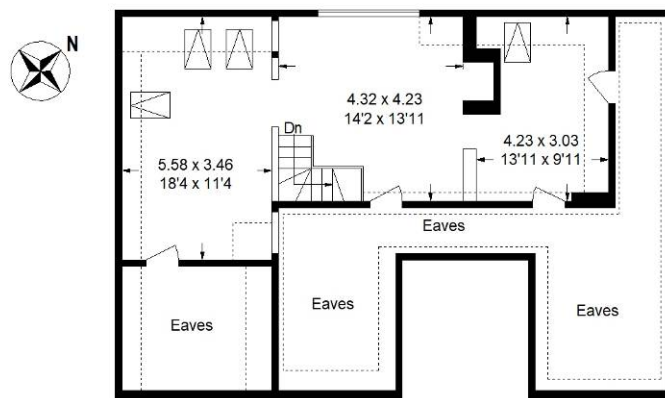
Approximate Gross Internal Area (Including Garage)

(Excluding Eaves)

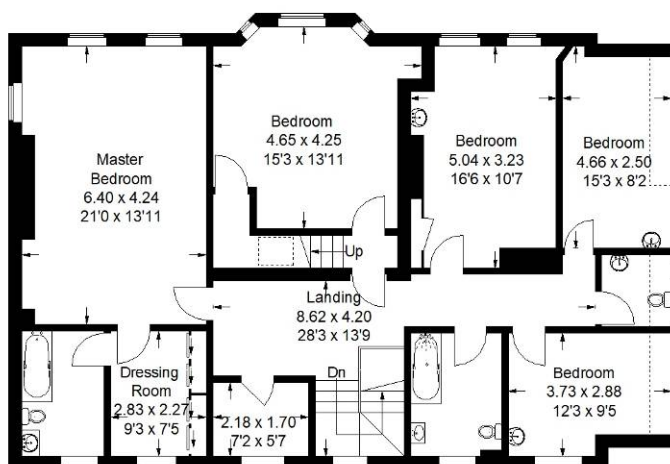
369.6 sq m / 3978 sq ft

Garage = 62.6 sq m / 673 sq ft

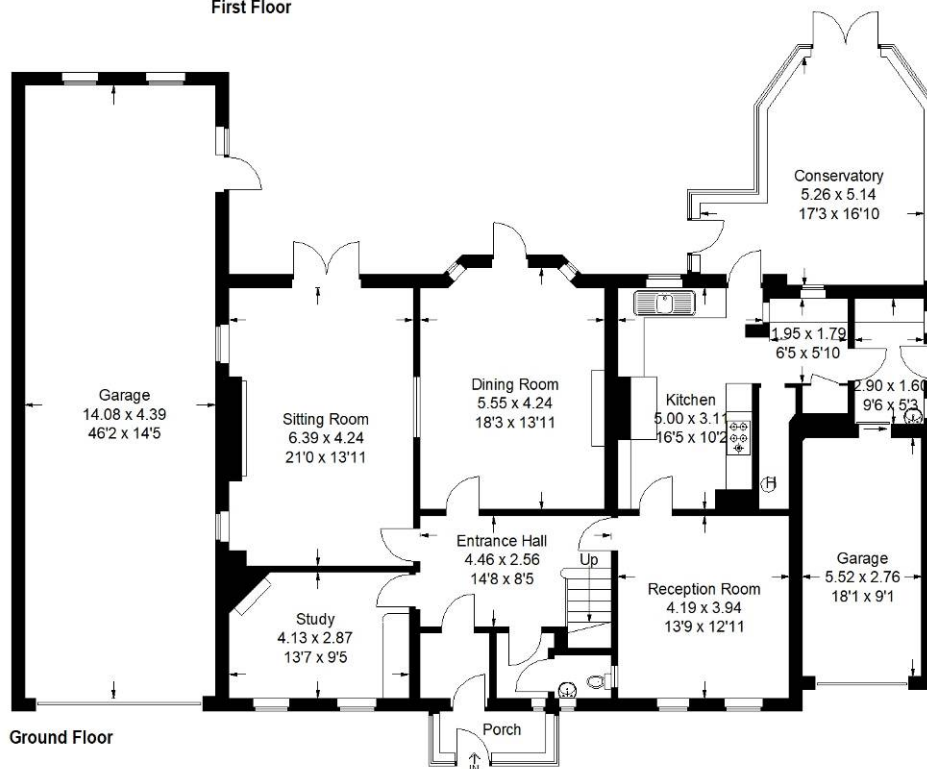
Total = 432.2 sq m / 4651 sq ft



Second Floor



First Floor



Ground Floor

Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2025 (ID309458)