

## 11 CLIFFE HOUSE

Radnor Cliff, Folkestone



*A rarely available 3/4 bedroom town house situated in the popular Radnor Cliff area of Folkestone with magnificent and unrivalled sea views across beautiful gardens to the French coast, and with a privately shared swimming pool and direct beach access.*

**PRICE GUIDE: £695,000 LEASEHOLD**

999 year lease with  
**A SHARE IN THE FREEHOLD**

## **11 Cliffe House, Radnor Cliff, Folkestone CT20 2TY**

### **Situation & Description**

Cliffe House is situated on the coast in the popular residential area of Radnor Cliff, facing south with magnificent and unrivalled sea views over beautiful gardens, and on clear days the Boulogne region of the French coast is visible, with the benefit of a privately shared swimming pool. Radnor Cliff neighbours the delightful Lower Leas Coastal Park which provides a wonderful tree lined walk through to Folkestone amongst an assortment of facilities including the stunning beach, a children's play area and a popular amphitheatre. Folkestone town provides good shopping, entertainment and leisure facilities with a good selection of schools in the area. The lovely harbour at Folkestone is a further walk away and enjoys a bustling Harbour Arm with seasonal festivities, and the Old High Street within the Creative Quarter affords charming café's and eateries whilst fine dining can be found at the renowned Rocksalt restaurant with its views over the harbour. The Leas Cliff Hall nearby offers a variety of live entertainment throughout the year and the Cathedral city of Canterbury with its shops and theatre is approximately 20 miles away.

Communications are excellent with access to the continent by the Eurostar services from Ashford International, the Channel Tunnel terminal at Cheriton, or via Dover harbour. The M20 motorway is a short drive away leading to London and the M25 orbital. The high speed rail link with a journey time of under an hour to London St Pancras is within walking distance together with rail services to Ashford and London Charing Cross.

11 Cliffe House is believed to have been built in the early 1970's of brick with uPVC windows and is a town house set over 3 floors making the most of the stunning situation and the sea views.

NB – Front image taken from rear of property.

### **The accommodation comprises:-**

#### **ENTRANCE PORCH**

Glazed front door, quarry tiled floor, glazed door to:-

#### **HALL**

Radiator, door to integral garage.

#### **UTILITY ROOM**

Stainless steel sink unit set in work surface with cupboards, plumbing and space for washing machine under, Heatstore wall mounted heater.

#### **GARDEN ROOM**

with radiator, 3 wall light points, sealed unit sliding casement doors to patio and garden.

#### **SHOWER ROOM**

Shower cubicle with Mira shower, pedestal wash hand basin with single handed mixer tap, low level W.C., part tiled walls, radiator.





*View from Gardens*



*Privately shared pool*

## **FIRST FLOOR**

### **LANDING**

With glazed panels.

### **'L' SHAPED LIVING ROOM/DINING AREA**

3 radiators, 4 wall light points, shelved cupboard, uPVC sliding door to:-

### **BALCONY**

With wall light, tiled floor and painted balustrade.

### **DINING ROOM/BEDROOM 4**

Radiator

### **KITCHEN**

Shaker style units comprising sink unit with 1 ½ bowl sink with cupboards, drawer and tray store under, further work surfaces with cupboards and pan drawers below, new Shott Ceran ceramic hob, cooker hood with filter and light over, eye level Neff fan assisted double oven with cupboard above and deep drawers below, space for upright fridge/freezer, matching wall mounted cupboards with concealed lighting below, matching upright store cupboard and pull out larder, part tiled walls, recessed downlighters.

## **SECOND FLOOR**

### **LANDING**

Radiator, wall light point, linen cupboard with hot water tank and electric immersion heater fitted.

### **BEDROOM 1**

Radiator, 2 wall light points, built in wardrobe cupboard, arch to:-

### **DRESSING ROOM**

Built in wardrobe cupboards along one wall, 2 wall light points, glazed door to:-

### **EN-SUITE BATHROOM**

With panelled bath and electric Mira shower over, pedestal wash hand basin with electric strip light and shaver socket over, low level W.C., radiator, part tiled walls.

### **BEDROOM 2**

2 built in wardrobe cupboards, 2 wall light points, radiators.



*Living Room*



*Kitchen*

### **BEDROOM 3**

Built in wardrobe cupboard, wall light point, radiator.

### **WET ROOM**

With Mira electric shower, pedestal wash hand basin, electric shaver socket, low level W.C., radiator, part tiled walls.

### **OUTSIDE**

#### **GARDEN**

11 Cliffe House provides beautiful shared gardens encompassing absolutely stunning sea views.

Meandering pathways and steps lead through delightful, mature gardens down to a privately shared **swimming pool** which is perfectly positioned next to the beach, whilst being walled with a locked gate. From the lower garden boundary a private gate leads down to the beach itself via wooden steps.

The charming gardens have a wonderful Mediterranean feel encompassing an abundance of planting including hydrangea, honeysuckle and roses amongst others with mature trees encouraging the fantastic tropical ambience. A small stream trickles through rocks toward a fenced pond, and pockets of lawn provide wonderful spots in which to sit and enjoy the sea views amongst the peace and quiet of this idyllic location.

A private patio sits adjacent to the house with pretty planting of various flowers and shrubs allowing for a perfect sun trap when the weather permits.

#### **DOUBLE GARAGE**

Electric up and over door, wall mounted Worcester gas fired boiler, central heating and hot water controls, electric power and light.

### **GENERAL INFORMATION**

#### **SERVICES**

All mains services are connected. Central heating and hot water from the Worcester gas fired boiler. *(The central heating and hot water system(s), together with any appliances mentioned in the particulars, have not been tested by Smith Woolley).*

#### **TENURE**

Leasehold (Share in the Freehold)





*View from Living Room*



*View from Bedroom 1*

**LEASE**

999 years from 1974

**GROUND RENT**

Peppercorn

**MAINTENANCE CHARGE**

£140.00 per month

**COUNCIL TAX**

Currently listed in band F - Charge for financial year 2017/2018 is £2,506.32 by Shepway District Council – Telephone: 01303- 853000.

**FIXTURES AND FITTINGS**

The fitted carpets and curtains, blinds and light fittings are included in the sale. Any fixtures and fittings not mentioned in the particulars, are excluded, but may be available to a purchaser by separate negotiation if required.

**VIEWING**

STRICTLY BY APPOINTMENT THROUGH THIS OFFICE.

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*Sea View & Privately Shared Pool*



*View of Gardens & Sea*

*Floorplan for information purposes only  
All sizes are approximate*







*Sea View from Gardens*



*View along Beach*