



19d Clifton Crescent, Folkestone, Kent. CT20 2EN

Guide Price **£450,000**



- Two bedroom
- Second floor apartment
- Immaculately presented
- Panoramic views over Leas & English Channel
- Utility room (accessed off communal hallway)

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated in the West end of Folkestone and overlooking the famous Leas with panoramic sea views. Folkestone town centre is within a short level walking distance and offers a good selection of shops and supermarkets. The Leas Cliff Hall attracts a good selection of bands and comedy and the Band Stand regularly hosts music and carnivals. A short walk along the Leas is the Old High Street which has an eclectic range of shops and restaurants, such as the legendary Folkestone Wine Company, which has received glowing reviews in both the Guardian and the Telegraph. This leads in turn to the harbour area, which has had substantial investment in recent years. You will find the award-winning Rocksalt restaurant overlooking the Harbour, the sandy beach and refurbished old railway bridge across the marina, which leads to the Harbour Arm with its range of pop-up restaurants and bar, including a champagne bar in the old lighthouse. There is also an outside screen which regularly hosts films. The boardwalk across the beach leads to the coastal park which is beautifully planted and has an amazing wooden play area for children. Other attractions include the Quarterhouse Arts Centre - a key part of the towns literary and art festivals - and F51, a world-leading climbing and skateboarding venue. Folkestone Central railway station is within level walking distance and offers fast services to London St Pancras in just over fifty minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. Folkestone also boasts a sports centre with various courts, pools, gym and even a dry ski slope. The historic city of Canterbury can be accessed in just over half an hour by car. The Cinque Port town of Hythe with its range of independent shops and the all-important Waitrose is approximately ten minutes by car. An immaculately presented two bedroom second floor apartment which has been refurbished to a high standard by the owners, set in a period building blending period and contemporary features while enjoying breath-taking panoramic sea views over the English Channel. The property boasts a modern fitted kitchen, living area with feature bay windows overlooking the Leas & English Channel, master bedroom, second bedroom overlooking the Leas & English Channel, contemporary shower room, utility room (off the communal hallway) with plumbing for washing machine. The apartment also benefits from communal storage area covering the whole basement of the building. No onwards chain.

COMMUNAL ENTRANCE HALL

with stairs leading to

SECOND FLOOR

ENTRANCE HALLWAY (12' 6" x 4' 2") or (3.81m x 1.28m)

with painted solid wood floorboards, radiator, glazed windows allowing light in from communal hallway, cupboard with hanging rail and shelving over

LIVING ROOM (23' 0" x 15' 4") or (7.00m x 4.68m)

with painted solid wood floorboards, two radiators, feature bay window with stunning views over The Leas & English Channel, feature fireplace with stone hearth and wood surround

MASTER BEDROOM (21' 11" x 14' 2") or (6.67m x 4.31m)

with painted solid wood floorboards, two radiators, 2 large built-in wardrobes with storage under & over, hand basin with mixer taps over, feature bay window overlooking front

BEDROOM 2/LIBRARY (10' 8" x 7' 5") or (3.26m x 2.26m)

with painted solid wood floorboards, radiator, glazed window taking advantage of stunning sea views over The Leas & English channel, built-in cupboards with storage under & over

INNER HALLWAY

with high level cupboard housing electric meter, leading into

KITCHEN (7' 5" x 10' 6") or (2.26m x 3.19m)

with painted solid wood floorboards, feature panelled walls, a selection of low-level kitchen units, integrated slimline dishwasher, ceramic two bowl sink, solid wood worktops, built-in cupboards with shelving, gas fired combination boiler, space for tall fridge/freezer, high level storage cabinets housing gas meter, glazed window overlooking front, SMEG freestanding fan assisted oven with 4 ring gas hob & extractor to rear, high level storage cupboards accessing good size storage area

SHOWER ROOM

with tiled flooring, WC, basin with mixer taps over, walk in shower cubicle with glass screen and shower over, localised tiling, radiator, frosted window

UTILITY ROOM

(accessed via communal hallway)

with space and plumbing for washing machine, shelving over for storage, glazed window

OUTSIDE

The property enjoys a private, gated communal garden to the side with gate accessing onto a communal lawned area shared with residents of Clifton Crescent allowing access directly onto the Leas. Access to the communal bike store is via a staircase to the front of the property with the apartment also having access to a communal basement storage area.



VENDOR STATEMENT

After six wonderful years, we are relocating for work. Its hard to be leaving our home just as the external restoration completes, after redesigning and renovating the interior from the original floorboards up. Yes, this has meant Farrow and Ball on every wall, but also new plumbing, lighting, boiler, cast-iron radiators, a proper utility room, new bathroom and kitchen. And while we love the large, airy rooms, and the convenience of a quiet, secluded location thats twelve minutes walk to the high-speed station and five minutes walk to the beach, theres no doubt what well miss most: our view. Well never forget the iridescent waves and the sun striking the French cliffs, or winter sunsets over the sea. Best of all are the clear nights, with the lights of Boulogne twinkling, and a full moon reflected in the water.

ADDITIONAL INFORMATION

The property currently in the final stages of major external maintenance works including a full redecoration, roof maintenance etc, the scaffolding surrounding the property is in the process of coming down due to the works being finalised.

Tenure - Leasehold

Council tax - Band C

Local Authority - Folkestone & Hythe District Council

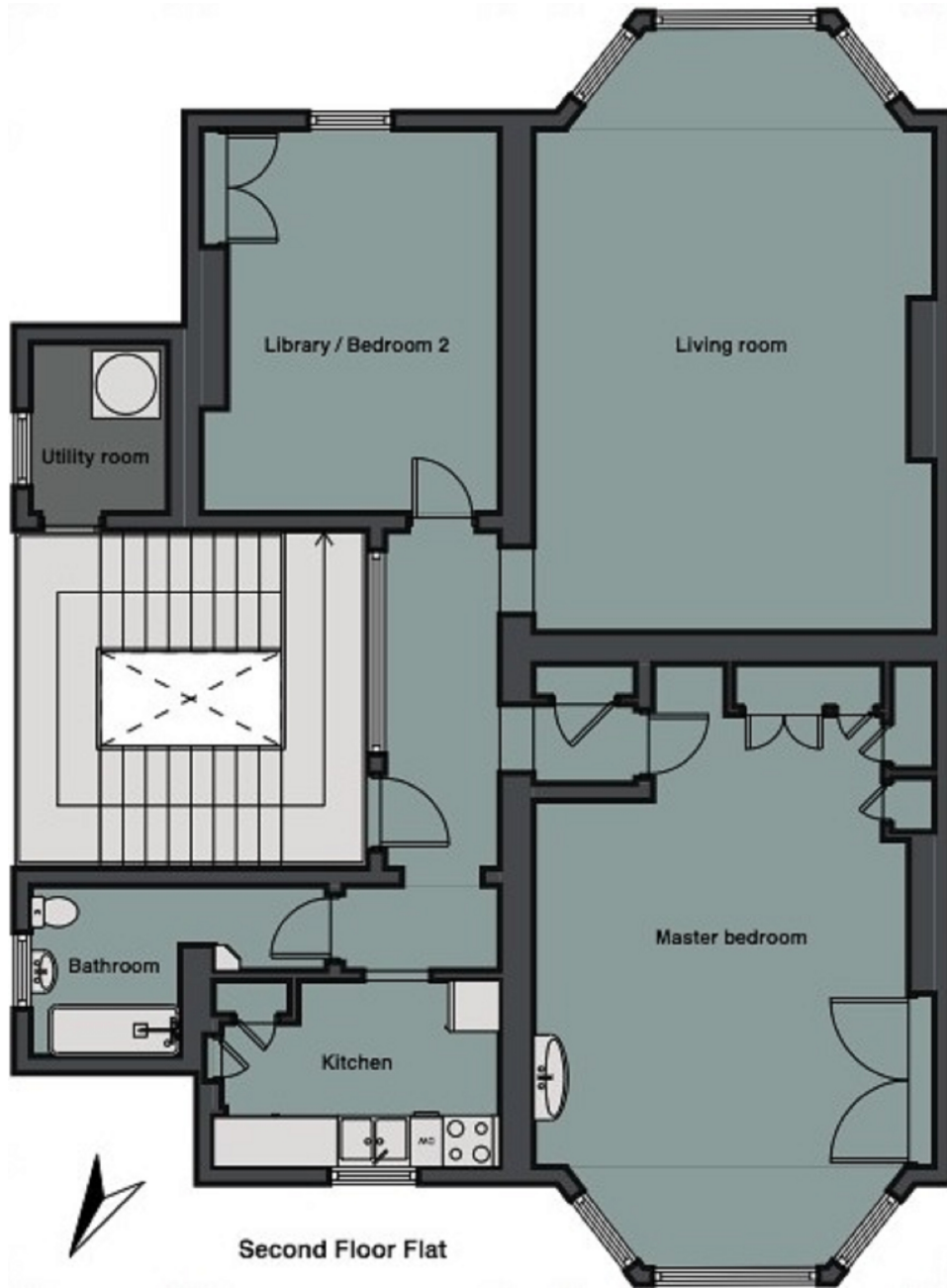
Lease Length - 941 Years Remaining

Maintenance Fee - £2000 per annum

Ground Rent - £75 per annum

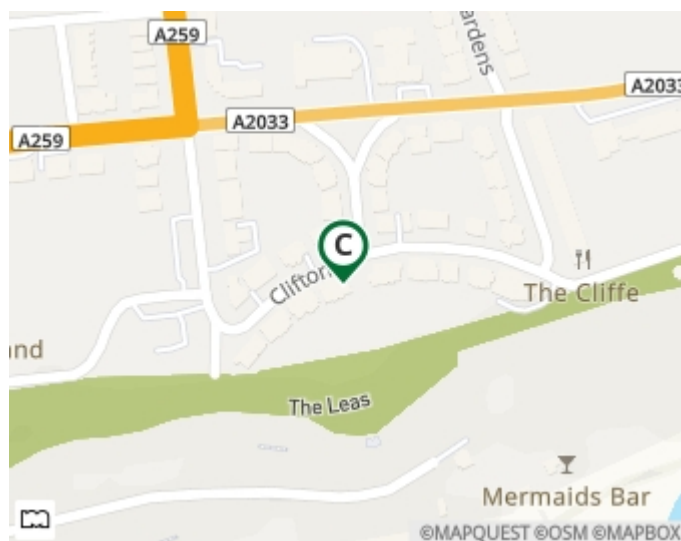






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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