



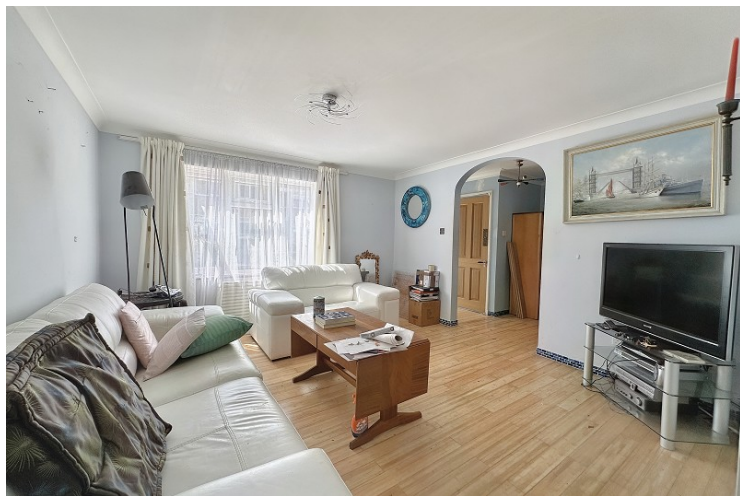
47 Radnor Cliff, Folkestone, Kent. CT20 2JL

Guide Price **£475,000**



- Detached house
- Three bedrooms
- In need of updating
- Garage & parking
- Low maintenance rear garden

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



Situated in a commanding lower hillside location, Sandgate offers a good selection of galleries, antique shops, cafes, bars, public houses and restaurants, together with a village store and curio shops. The promenade gives access via the coastal park to Folkestone town centre and the Harbour Arm, which has had much investment in recent years providing a boardwalk over the beach; the Harbour Arm offers a selection of restaurants and a champagne bar located in the old lighthouse. The bridge across the harbour has also recently been finished and now provides a walkway to the other side of the harbour and the award-winning Rocksalt restaurant and sandy beach. Only a ten minute drive away is the historic Cinque port town of Hythe offering a good selection of independent shops together with the all-important Waitrose store. The Royal Military Canal runs from nearby Seabrook providing pleasant walks and cycling while the local area also boasts a number of golf courses. High-speed rail services are available from Folkestone West approximately 10 minutes away giving fast services to London St Pancras London in just over fifty minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all also easily accessed by car.

A three bedroom detached house which is in need of updating throughout but considered well worthy of the expenditure required. The property comprises of an entrance hall, living room, dining room, kitchen, utility room & downstairs shower room to the ground floor with three bedrooms & a bathroom to the first floor. The property enjoys a garage & driveway with parking for two/three cars with a low maintenance rear garden. An early viewing is recommended.

GROUND FLOOR

ENTRANCE HALL

with wood effect laminate flooring, understairs storage cupboard, opening to living room

LIVING ROOM

with wood effect laminate flooring, UPVC double glazed windows overlooking front, radiator, opening into

DINING ROOM

with wood effect laminate flooring, radiator, glazed window overlooking rear, opening into

KITCHEN

with tiled flooring, a selection of high and low level kitchen cabinets, laminate worktops, integrated double oven, five ring gas hob with extractor fan over, integrated dishwasher, UPVC double glazed windows overlooking rear garden, opening into

UTILITY ROOM

with tiled flooring, space for appliances, radiator, door with integral access to garage

SHOWER ROOM

with WC and walk in shower cubicle (currently only partially completed)

FIRST FLOOR

LANDING

with loft hatch, airing cupboard with shelving

BEDROOM

with built in wardrobe with hanging rail and shelving over, UPVC double glazed window overlooking front, radiator

BEDROOM

with UPVC double glazed French doors overlooking front, radiator, built in wardrobes

BEDROOM

with UPVC double glazed windows overlooking rear, radiator

BATHROOM

with tiled flooring, WC incorporated into white storage cupboard with laminate top and basin to side, two radiators, panelled bath, glazed windows to rear, shower cubicle

OUTSIDE

The property enjoys a low maintenance rear garden with patio area with steps leading up both sides to a further patio area, there is side access to both sides allowing access to the front. To the front there is parking for two/three cars as well as access to two storage cupboards with UPVC doors.

GARAGE

with power, lighting and electric roller door

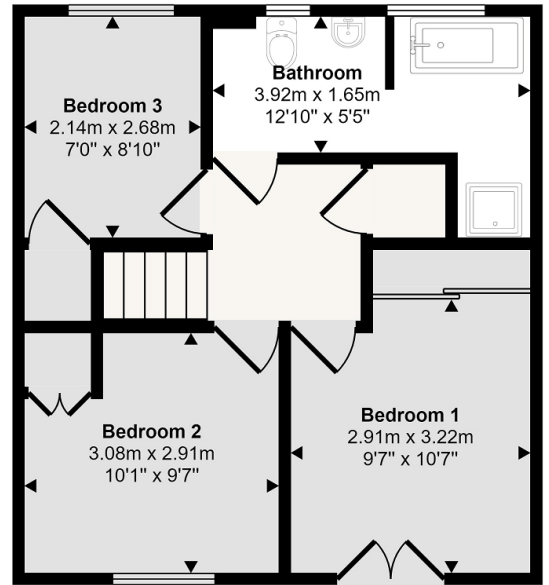
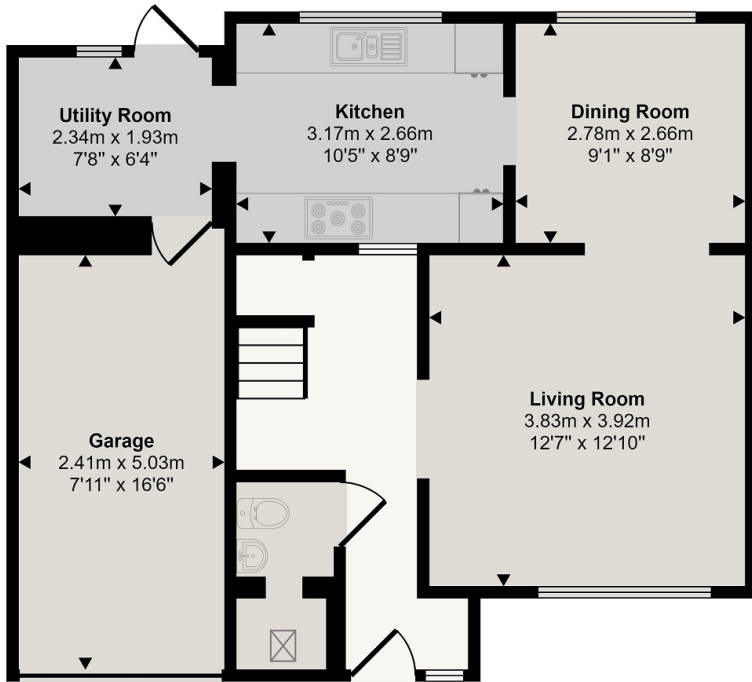
Tenure - Freehold

Council tax - Band E

Local Authority - Folkestone & Hythe District Council



Approx Gross Internal Area
105 sq m / 1128 sq ft



First Floor
Approx 41 sq m / 444 sq ft

Ground Floor
Approx 64 sq m / 684 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(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.

C.R. Child & Partners
11 High Street, Hythe. CT21 5AD
01303 267421
properties@crchildandpartners.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.