



**Flat 4, 21 Clifton Crescent, Folkestone, Kent. CT20 2EN**

**Guide Price £495,000**



- Penthouse apartment set in period building
- Four bedrooms
- Well presented throughout
- Balcony off the living area
- Enjoying breath-taking panoramic sea views

**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 Quarter house 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.

A well presented four bedroom penthouse apartment set in a period building, blending period and contemporary features while enjoying breathtaking panoramic sea views over the English Channel. The property boasts an entrance hall, modern fitted kitchen/dining room, living area with glazed doors leading out to a balcony with stunning views overlooking the Leas & English Channel, bathroom, bedroom with sea views, bedroom/study to the ground floor with two further bedrooms to the first floor.



## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

with stairs leading to

## THIRD FLOOR

### ENTRANCE HALL

with radiator, under stairs storage cupboard

### LIVING ROOM

with radiator, UPVC double glazed doors with windows to side accessing balcony with breathtaking panoramic views to sea with glass balustrade and stainless steel hand rails

### KITCHEN/DINING ROOM

with wood effect flooring, built in cupboards with shelving, a selection of high and low level kitchen cabinets, localised tiling, wood effect laminate worktops, integrated fridge/freezer, space and plumbing for washing machine, one and a half bowl stainless steel sink with mixer taps over, four ring gas hob, island with kitchen cabinets and laminate worktop and breakfast bar area, integrated fan assisted oven, glazed sash windows overlooking front with secondary glazed panel

### BEDROOM

with UPVC double glazed sash window with breathtaking sea views, radiator

### BEDROOM/STUDY

with wood effect flooring, glazed sash window overlooking front with secondary glazed panel, built in cupboard

### BATHROOM

with tile effect flooring, hand basin with mixer taps over, radiator, WC, bidet, panelled bath with shower over and glass shower screen, glazed frosted window to side

## FIRST FLOOR

### BEDROOM

with wood effect flooring, glazed sash window overlooking front with secondary glazing panel, radiator, eaves storage

### BEDROOM

with wood effect flooring, UPVC double glazed sash windows with breathtaking views to sea, eaves storage, radiator, Velux window

### OUTSIDE

There is a cellar at the property which is used as communal storage between residents as well as a shed in the communal gardens for residents to store garden chairs, bikes etc.

**Tenure** - Share of freehold

**Council tax** - Band C

**Local Authority** - Folkestone & Hythe District Council

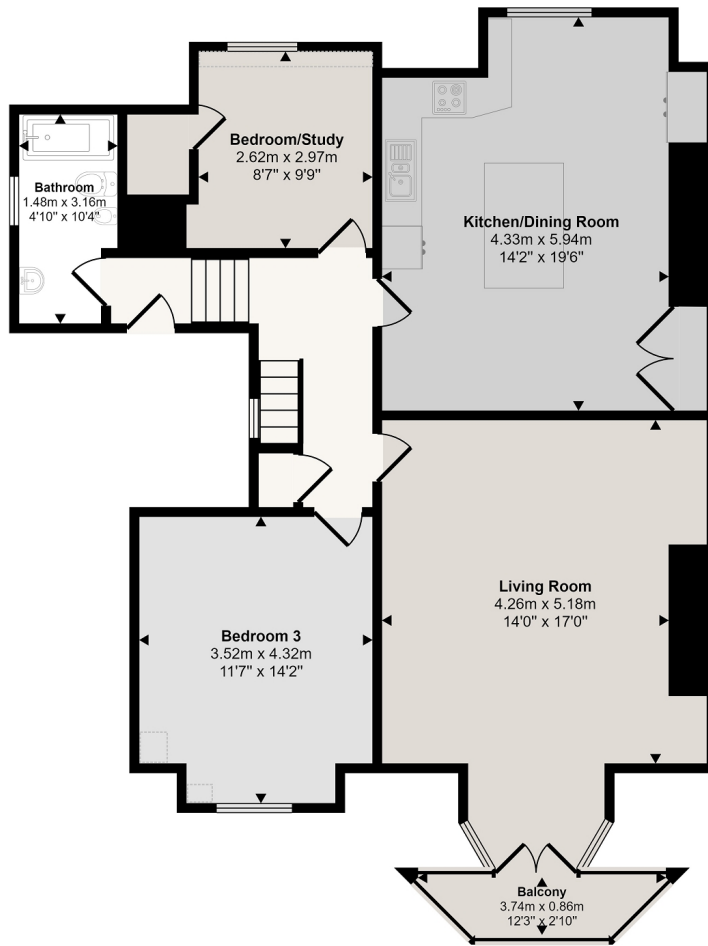
**Lease Length** - Approximately 121 years remaining

**Maintenance Fee** - £2088 Per annum (£174 pcm)

**Ground Rent** - N/A



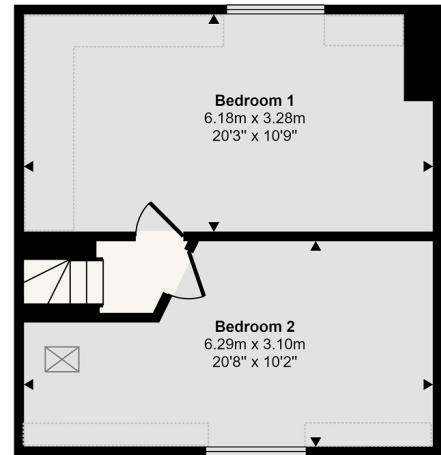
Approx Gross Internal Area  
136 sq m / 1466 sq ft



Ground Floor  
Approx 96 sq m / 1031 sq ft

Denotes head height below 1.5m

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.



First Floor  
Approx 40 sq m / 434 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.