



The Penthouse, Cliffe House, Radnor Cliff, Folkestone CT20 2TY

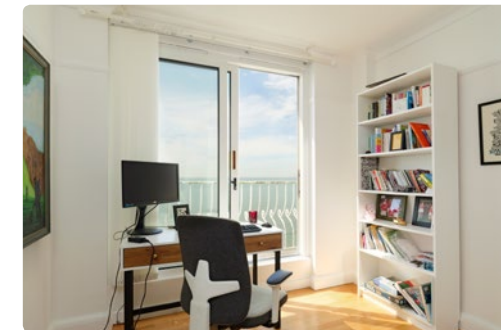
4 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS

Freehold



## The Penthouse, Cliffe House, Radnor Cliff, Folkestone CT20 2TY

- Spacious Beachfront Penthouse Apartment
- Splendid Panoramic Coastal & Sea Views
- Four Bedrooms & Three Modern Bathrooms
- Spectacular Open Plan Living Areas
- Full Width Balconies With Magnificent Sea Views
- Over 1.5 Acres Of Exquisite Communal Gardens
- Private Residents Only Outdoor Heated Swimming Pool
- Direct Access To The Beach Front



### SITUATION:

The arty seaside town of Folkestone is just a short walk away and the regeneration has been underway for a few years now and involves everything from the new creative quarter, improved transport links and the huge redevelopment project along the seafront.

The Folkestone Triennial Festival was founded in 2008 and draws international artists that exhibit their creativity around the town, many pieces have remained around Folkestone and bring attention from cultural tourists.

There are regular sporting activities available in around the town and seafront including kayaking and stand-up paddle boarding.

The Coastal Park attracts runners, walkers, and cyclists as they take the paths through the landscaped gardens and along the promenade to Sandgate and Hythe. There is also the world's first multi storey skate park

which has just opened in the centre of town, the building itself is an architectural statement and was designed by Holloway studios, it also has a boxing gym, a climbing wall and bouldering room.

You can discover some of the best places to eat and drink along the Kent coast from delicious Argentinian street food to the renowned Dr Legumes vegan restaurant.

The famous Rocksalt and the magical Lighthouse Champagne bar take prime position on the Harbour and the Harbour Arm. The Old High Street is found within the colourful creative quarter and is the perfect place to meander around a delightful array of independent boutiques, coffee shops and art galleries.

For those wanting to reach the continent, Folkestone to Calais can be achieved in 35 minutes via the Euro tunnel.



**DESCRIPTION:**

An exceptionally unique and spacious four-bedroom beachfront penthouse apartment with spectacular sea views and direct beach access, set within 1.52 acres of exquisite communal gardens and found in the desirable Radnor Cliff, which is just minutes from the village of Sandgate and a short walk to the artistic seaside town of Folkestone.

Built in the early 1970's, there are 19 apartments within Cliff House, with Number 8, The Penthouse having been creatively enhanced by the current owner. There is almost 1800 sq.ft of bright and airy accommodation which unfolds onto extensive private balconies and an enchanting communal garden with a heated outdoor swimming pool and magnificent panoramic views along the coastline and out to sea.

The front door opens into a communal hallway shared with just one other apartment, there is a lift and a staircase ascending to The

Penthouse. A large entrance hall has been laid with oak parquet flooring and runs seamlessly throughout. The open plan living area sits central and has large sliding doors which frame the uninterrupted sea views. The sitting area spills onto an enclosed garden room which also benefits from doors leading directly onto the balcony.

A quirky, 1970's breakfast bar creates division between cooking and dining whilst offering an area for socialising, whilst an archway leads through to the kitchen which has an array of wall and floor units integrating a double oven, hob, fridge freezer and dishwasher. The kitchen is complemented by a utility area where there is plenty of room for laundry appliances and drying washing. There are four bedrooms, two of which are large doubles with an expanse of fitted wardrobes both with recently installed ensuite bathrooms, the main bedroom enjoys spectacular sea views and has floor to ceiling doors opening onto the balcony.

The other two bedrooms are found off the

entrance hall alongside a shower room, one of the bedrooms is currently used as an office whilst the other is an ideal guest room.

**OUTSIDE:**

The communal gardens are enchanting with an abundance of mature shrubs and young trees, footpaths lead to seating areas, which feel private and peaceful and still frame the idyllic views. On the lower tier of the garden there is a heated outdoor pool area with a sun terrace, open for residents during the summer months. There is direct access to the beach via steps from garden, which leads to the promenade perfect for walking into Folkestone, Sandgate, and Hythe. There is parking available at the front of the apartments whilst private balconies are enjoyed from most of the rooms.

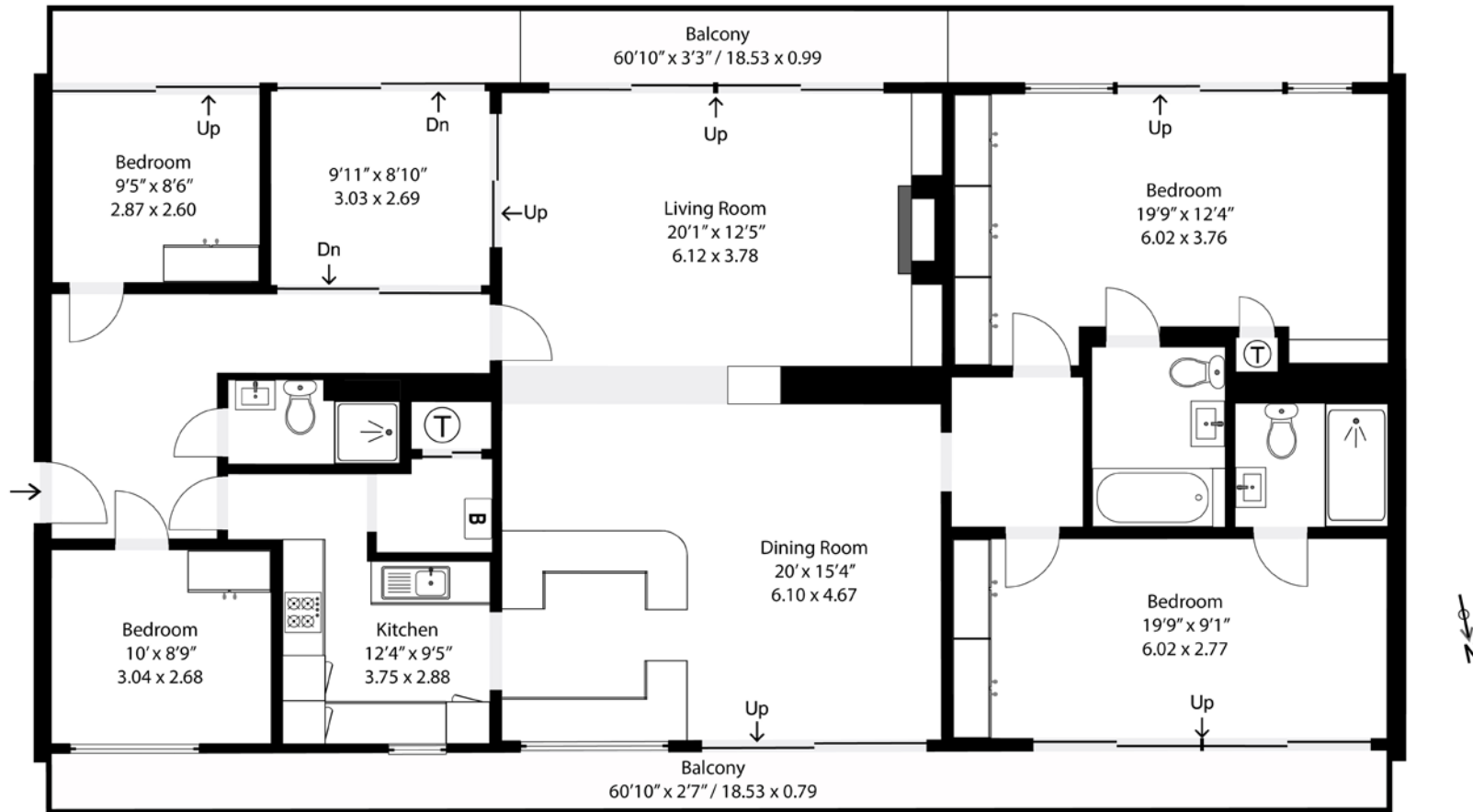
The lease has 999 years left remaining from July 1973. Maintenance charges are approx. £200 a month. The information provided is believed to be accurate to both the vendor and agents knowledge..











TOTAL FLOOR AREA: 1781 sq. ft (165 sq. m)



EPC RATING  
A



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
All mains services connected. The property has solar panels which heat the hot water.

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