



Pinehurst Radnor Cliff Crescent, Folkestone

Offers in Region of £1,400,000



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Folkestone

Pinehurst is located in a conservation area between Folkestone and Sandgate village within walking distance of a mix of antique shops, boutiques, public houses and cafes, and attractive walks along the Lower Sandgate Road to the beach and coastal paths. Enjoying a peaceful position on a lower hillside facing south towards the English Channel.

Council Tax band: G

Tenure: Freehold

- Offers in Region of £1,400,000
- Magnificent Neo-Edwardian Seaside Home
- Detached Property
- Five Bedroom & Attic Rooms
- Generously Proportioned Accommodation
- Southerly Aspect Towards The English Channel
- Detached Garage
- EPC Rating "D"

ENTRANCE PORCH

4' 11" x 4' 5" (1.51m x 1.35m)

Beautiful solid wooden glazed front door, carpeted floor coverings and internal glazed solid wooden door into entrance hall.

ENTRANCE RECEPTION HALL

20' 8" x 15' 7" (6.31m x 4.76m)

UPVC triple glazed windows to the front of the property, newly laid Amtico flooring, large designer radiator, beautiful doors and door frames leading too:-

LOUNGE/SITTING ROOM

23' 10" x 20' 6" (7.27m x 6.24m)

Stunning room with Turret Style Bay Window to the front of the property with UPVC triple glazed windows, Amtico designer flooring, two radiators, beautiful original coving, feature fireplace with exposed gas fire. Within the Turret area there are Pelmet curtain rails with designer curtains.

KITCHEN

14' 0" x 16' 3" (4.26m x 4.96m)

UPVC triple glazed patio doors with UPVC triple glazed windows around leading out to the side terrace. UPVC triple glazed window to the rear back garden. Kitchen comprises of tiled slate floors, feature party area with pantry cupboard designed into a storage area with Granite worktop and Mosaic tiles around. There is a centre island with beautiful marble work top and seating on one side. Plenty of storage within the kitchen including an integrated fridge, pull out larder cupboard, Neff microwave oven with storage underneath. To the other end of the kitchen there are matching wall and base units with granite worktops, Range Style Cooker with extractor fan with gas to the hob and gas fan oven, integrated dishwasher, water softener. Door to:-



DINING ROOM

23' 4" x 16' 1" (7.12m x 4.90m)

UPVC triple glazed bay windows to the front of the property with UPVC triple glazed Bi-Fold doors to the side which lead out to the terrace area. Antico flooring, feature electric fireplace, radiator, original exposed wooden beams with coving and solid wooden door to:-

BOILER ROOM

Newly fitted expansion tank and wall-mounted combi boiler.

UTILITY ROOM

9' 6" x 8' 10" (2.89m x 2.69m)

Two UPVC double glazed windows to the rear of the property, matching wall and base units, space for washing machine and tumble dryer, stainless steel sink, space for large free-standing American Style fridge freezer and wall mounted Pulley Maids Laundry Rack. Door to:-

INTERNAL HALL

21' 7" x 6' 11" (6.57m x 2.10m)

Brand new bespoke, purpose built Ash staircase with exposed wooden floor treads and storage area underneath. Amtico flooring with large designer radiator and doors to:-

DOWNSTAIRS OFFICE

13' 4" x 8' 9" (4.06m x 2.66m)

UPVC triple glazed windows to the rear garden, Oak Laminate flooring, built-in bookcase and coving.

DOWNSTAIRS WC/CLOAKROOM

7' 0" x 5' 5" (2.14m x 1.66m)

UPVC triple glazed windows to the side of the property, tiled flooring, part-tiled walls, radiator, close coupled w/c, pedestal hand basin and coving.



FIRST FLOOR LANDING

26' 9" x 6' 11" (8.16m x 2.12m)

Beautiful UPVC large double glazed window to the side offering stunning sea views towards Dungeness through Pine trees to the front and side garden with pond. Gallery style Ash designer hand made staircase with exposed Ash wooden flooring and designer radiator. First floor landing has carpeted floor coverings with beautiful panelled style ceiling and leads through a second internal hallway and also another set of designer bespoke stairs to second floor.

BEDROOM

27' 0" x 20' 4" (8.23m x 6.20m)

Beautiful Turret style UPVC triple glazed bay windows to the front with UPVC triple glazed balcony door leading out to the balcony. Wonderful views through the pine trees looking out across the sea towards Dungeness. Many original features retained such as the beautiful fireplace and coving. This stunning room has carpeted floor coverings, panelled boarding around the walls, beautiful Pelmet Curtain rails around the Turret window and over the balcony door, fitted wardrobes and a separate radiator.

BEDROOM

13' 4" x 9' 2" (4.06m x 2.80m)

UPVC triple glazed windows to the side of the property with sea views, carpeted floor coverings, original fireplace, coving, radiator, pedestal hand basin and air conditioning unit.

BEDROOM

16' 2" x 14' 2" (4.93m x 4.33m)

UPVC triple glazed windows with curtain Pelmet with designer curtains, original coving and original door to the room. High skirting boards, lovely fireplace, radiator, newly laid carpeted floor coverings and a vanity unit hand basin.



BATHROOM

8' 11" x 6' 3" (2.71m x 1.90m)

UPVC triple glazed window to the rear, bath with shower attachments, close coupled w/c, pedestal hand basin, extractor fan, tiled flooring, part-tiles walls, coving and heated towel rail.

SHOWER ROOM

8' 10" x 6' 3" (2.70m x 1.90m)

UPVC triple glazed windows to the rear of the property, large walk-in shower, close coupled w/c, pedestal hand basin, part-tiled walls and tiled flooring, large storage cupboard, heated towel rail and extractor fan.

SECOND INTERNAL HALLWAY

16' 0" x 3' 11" (4.87m x 1.19m)

Second internal hallway leads off the main landing and has a separate loft hatch, storage under second stair case, carpeted floor coverings and doors to:-

BEDROOM

20' 4" x 16' 2" (6.21m x 4.93m)

UPVC triple glazed windows to the front of the property with beautiful sea views through the pine trees, newly laid carpeted floor coverings, feature panelled boarding ceiling and walls, original fireplace with new electric fire fitted, fitted wardrobes and designer radiator. Door to:-

EN-SUITE

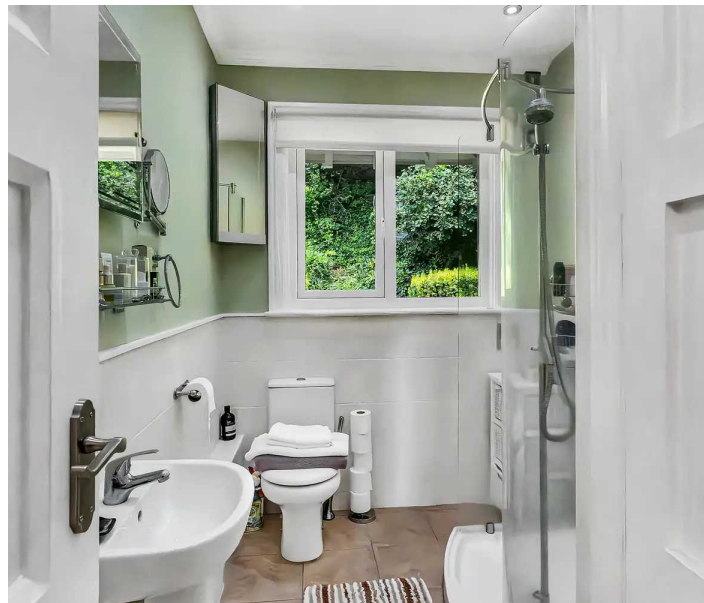
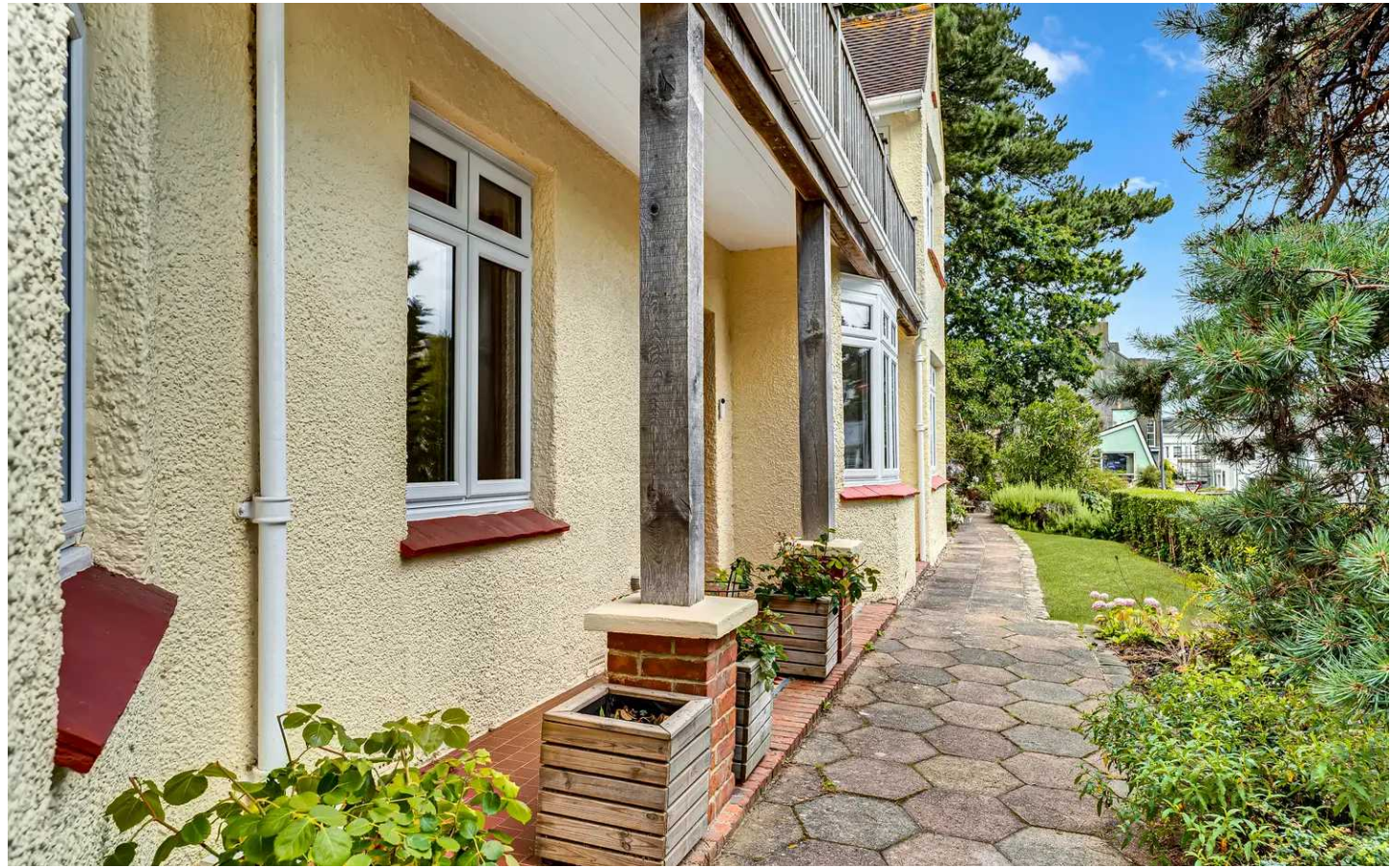
8' 8" x 5' 1" (2.65m x 1.55m)

UPVC triple glazed window with roller blind to the rear of the property, wooden laminate flooring, full tiled walls, drench shower walk-in shower cubical, close coupled w/c, vanity style hand basin and heated towel rail.

SECOND FLOOR LANDING

11' 1" x 3' 9" (3.38m x 1.15m)

Internal landing with carpeted floor coverings and doors to multiple attic rooms:-



MULTIPLE ATTIC ROOMS

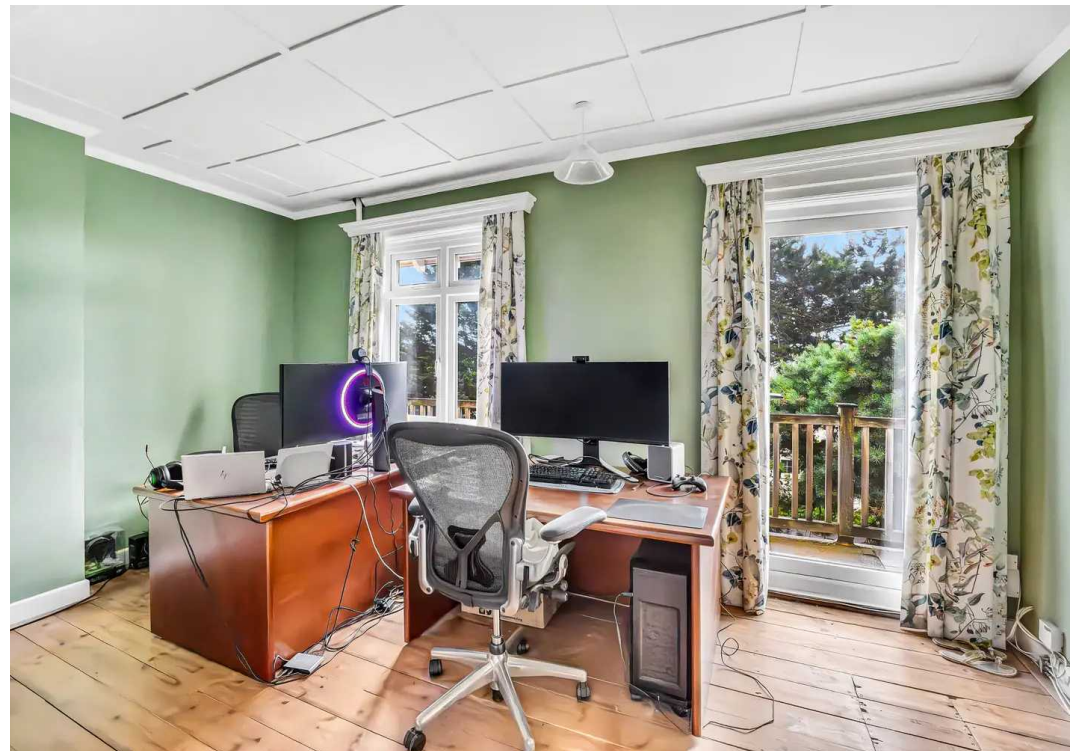
There are multiple attic rooms which offer great opportunities to expand the space into further bedrooms or a large annexe. Some rooms have restricted head height however there are UPVC double glazed windows and UPVC Velux double glazed windows throughout offering stunning sea views across the English Channel. The attic rooms could also be used to create stunning vaulted ceilings within the bedrooms on the first floor.

GARAGE

18' 1" x 14' 3" (5.50m x 4.35m)

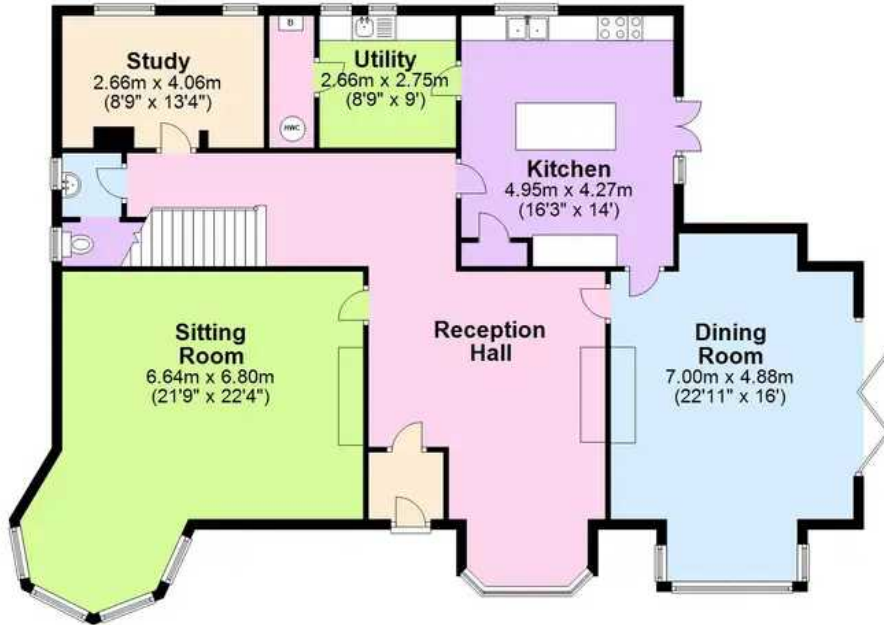
Garage is detached and situated at the edge of the properties side garden. It has a garage manual garage door, two single glazed frosted windows, electric power supply to garage with electric points and ceiling mounted strip lighting.





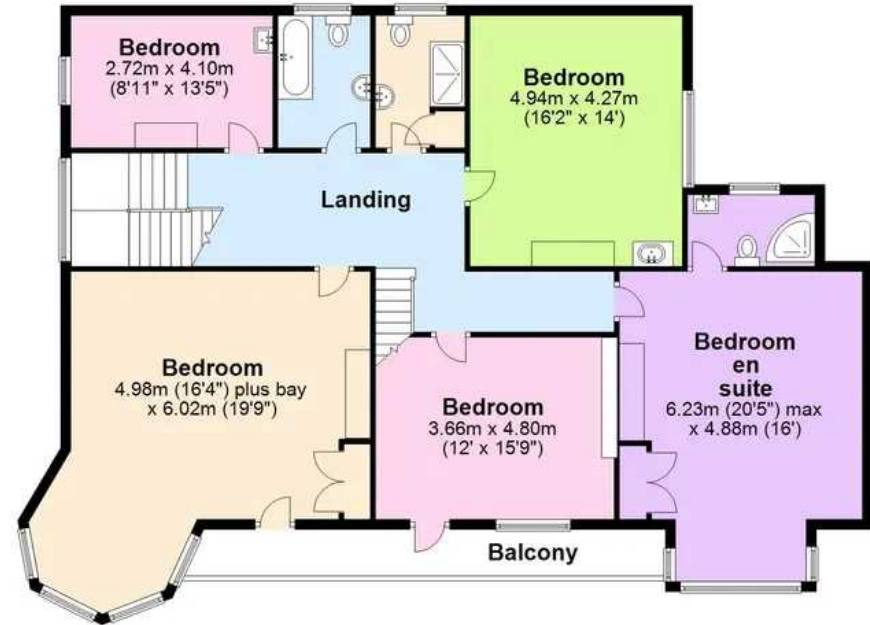
Ground Floor

Approx. 155.4 sq. metres (1673.2 sq. feet)



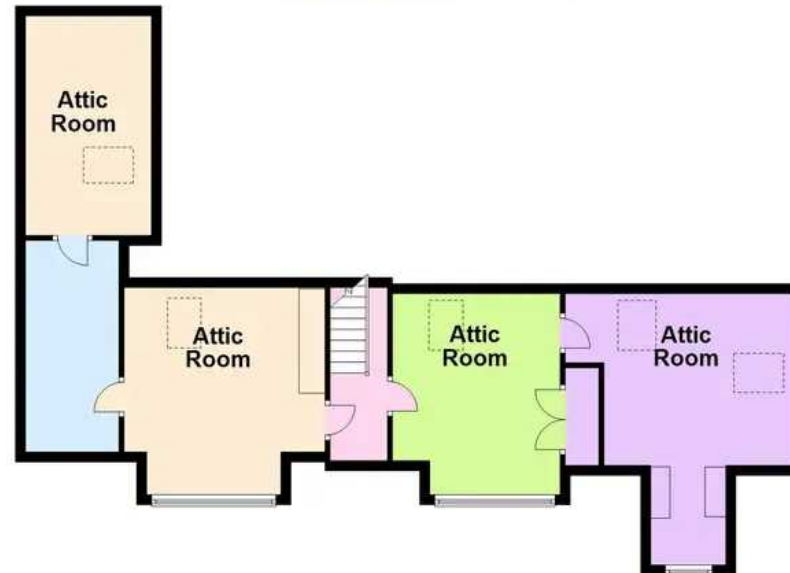
First Floor

Approx. 154.9 sq. metres (1667.5 sq. feet)



Second Floor

Approx. 72.3 sq. metres (778.1 sq. feet)



Total area: approx. 382.7 sq. metres (4118.8 sq. feet)



Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company. Plan produced using PlanUp.

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