



Waterside

The Penthouse, Clifton Crescent, Folkestone, Kent

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

The Penthouse

19E Clifton Crescent, Folkestone, Kent CT20 2EN

A seaside penthouse apartment within a fine Grade II Listed Victorian building, set in a genteel location with 180° panoramic sea views.

Folkestone town centre 0.3 miles, Folkestone Central station 0.8 miles (London St Pancras from 56 minutes), M20 (Junction 13) 1.7 miles

Entrance lobby | Sitting room with balcony
Snug | Music room/bedroom 4 | Kitchen | Store
3 Bedrooms | Family bathroom | Cloakroom
Communal garden | EPC rating D

The property

The Penthouse is beautifully set at the quieter end of The Leas Promenade within an imposing Victorian crescent, where one is immediately aware of the calm and soothing sounds of the sea. The apartment is located on the fourth and fifth floors and offers flexible accommodation with plenty of natural light throughout.

From The Leas Promenade, a coastal path meanders to the beach where you can grab a morning coffee at the Mermaid Café or, if feeling brave, take a morning dip in the bay on Mermaid Beach. From here you can pick up the boardwalk to the Harbour Arm, which has a collection of artisan shops and eateries including the award winning Lighthouse Café. The coastal park provides an abundance of sheltered green spaces and is the perfect place to relax and unwind.

The apartment is accessed via the original curved and elegant staircase. The lower level has a well-proportioned sitting room with a cast-iron fireplace and double doors opening onto the south-facing balcony with panoramic coastline views and is the perfect spot to soak up the sun. There is also a well-equipped kitchen and two bedrooms, including the principal

bedroom with its extensive fitted storage, together with the family bathroom.

The upper level provides a music room/ further bedroom, snug and a store room, with the opportunity to use one or more of these additional reception rooms as bedrooms or convert one to a bathroom if desired and subject to any necessary consents.

The views from within are hugely impressive, with commanding sea views as well as fascinating outlooks over Folkestone town and the surrounding hills.

Outside

There is a charming Mediterranean-style shared garden to the side of the building, and a large private green immediately in front of the crescent. The building has direct access onto the splendid lawns bordering the Leas Esplanade, with south-facing views out to sea. Parking is available in the residents parking zone, and further free parking is available in front of The Grand and Metropole hotels.

Location

Enjoying uninterrupted views across the English Channel, the apartment is centrally located in the seaside town of Folkestone. The nearby town centre offers comprehensive amenities for day-to-day needs, including supermarkets, restaurants, doctors, dentists, etc. Sandgate and Hythe provide more specialist services. Outstanding schooling is nearby.

Perched on the edge of the Kent Downs Area of Outstanding Natural Beauty, Folkestone is within easy reach of unspoilt countryside, while watersports and sailing facilities are available, along with a number of attractive beaches.

Folkestone Central offers High-Speed trains to London St. Pancras (from 56 minutes) as well as to Charing Cross and Cannon Street. The M20 gives excellent road access and the area has good links to the Continent via Eurotunnel and the Port of Dover.







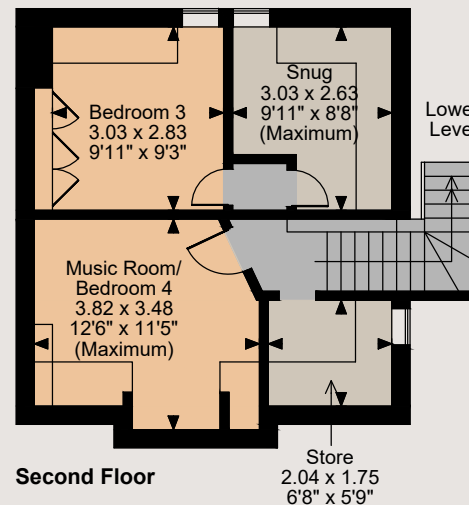
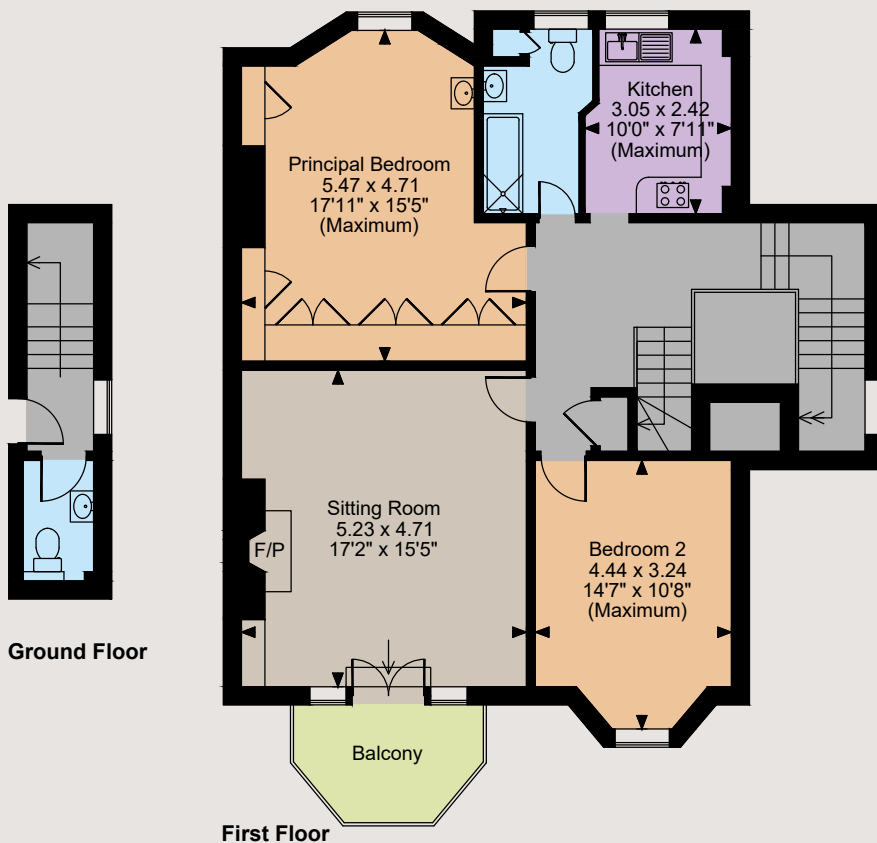








Penthouse, Clifton Crescent, Folkestone
Internal area 1,452 sq ft (135 sq m)
Balcony external area = 57 sq ft (5 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From Canterbury: Leave on the A2 towards Dover and after 3.9 miles, take the exit towards Womenswold/Snowdown/Adisham /Nonington. At the roundabout, take the second exit onto the A260 and continue for 9 miles. At the roundabout, take the second exit onto the A259/Canterbury Road and continue for a further mile. At the next roundabout, take the first exit to stay on the A259/Cheriton Road. At the next roundabout, take the third exit onto Shorncliffe Road and then turn left onto Earls Avenue. At the junction, continue straight ahead to remain on Earls Avenue, then continue onto Clifton Crescent. The property will be on the right.

General

Local Authority: Folkestone & Hythe District Council

Services: All mains services; gas central heating

Council Tax: Band C

Planning: Prospective purchasers should make their own enquiries of Folkestone & Hythe District Council

Tenure: Leasehold (999 years from 25 December 1963)

Service charge: The vendor has advised that the service charge is currently £2,400 per annum

Ground rent: £5 per annum

Guide Price: £900,000

Canterbury

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01227 473700

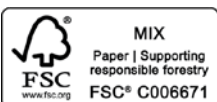
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