



Charles Bainbridge



Penthouse, 34 Salisbury Road,  
St. Margaret's Bay, Kent, CT15 6DP

£2,400pcm









Penthouse is unique family home with outstanding views over the bay and across The Channel. The property provides a spacious home with versatile accommodation over two main floors and split levels. There is an entrance porch leading to the large sitting/dining room with bi-fold door opening onto a balcony overlooking the garden beyond to stunning sea views. To the side is a kitchen/breakfast room with Aga and separate oven and hob for summer, wooden worktops and dual aspect windows to further enjoying the views. The property has been extended and reconfigured to include a study, guest bedroom with ensuite and the garage converted to make a further reception or fifth bedroom. Stairs lead down to an attractive bathroom and further half flight of stairs to the lower ground floor. There is an impressive shower room and central hallway for wardrobes and storage and access to the other rooms. To the rear is an impressive light garden room and there are three double bedrooms and a further ensuite shower room. Externally the property is approached by gates to an enclosed courtyard for parking, bicycle storage and a paved front garden area. To the rear is a split level deck with steps down to a mature garden which is mainly laid to lawn and surrounded by hedging and timber shed to the rear. To the side is a large workshop/gym with access front and rear.

St. Margaret's at Cliffe is a village situated just off the coast road between Deal and Dover. The village and secluded cove at St. Margaret's Bay offers peace and quiet in the heart of White Cliffs Country. The charming village has several local shops, newsagent/general store, primary school Village Hall, Post office and a number of pubs. The centre of the village is about ¾ mile from the seaside famous for being the closest point to France. The shingle beach offers beautiful views and enjoys a tea and ice cream kiosk and Coastguard pub. The surrounding countryside is spectacular at all times of the year with cliff top walks and the cliffs above the bay are said to be the first place the sun reaches each morning on mainland Britain. The Cathedral City of Canterbury offers an excellent leisure and educational facilities. Excellent links to the continent via the Port of Dover, the Channel Tunnel and Eurostar from Ashford and London (St Pancras).

Council Tax Band: F

Local Authority: Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ.

Available now

Security deposit £2,769. One month's rent in advance

£553 (1 week's rent) to reserve the property - terms and conditions apply

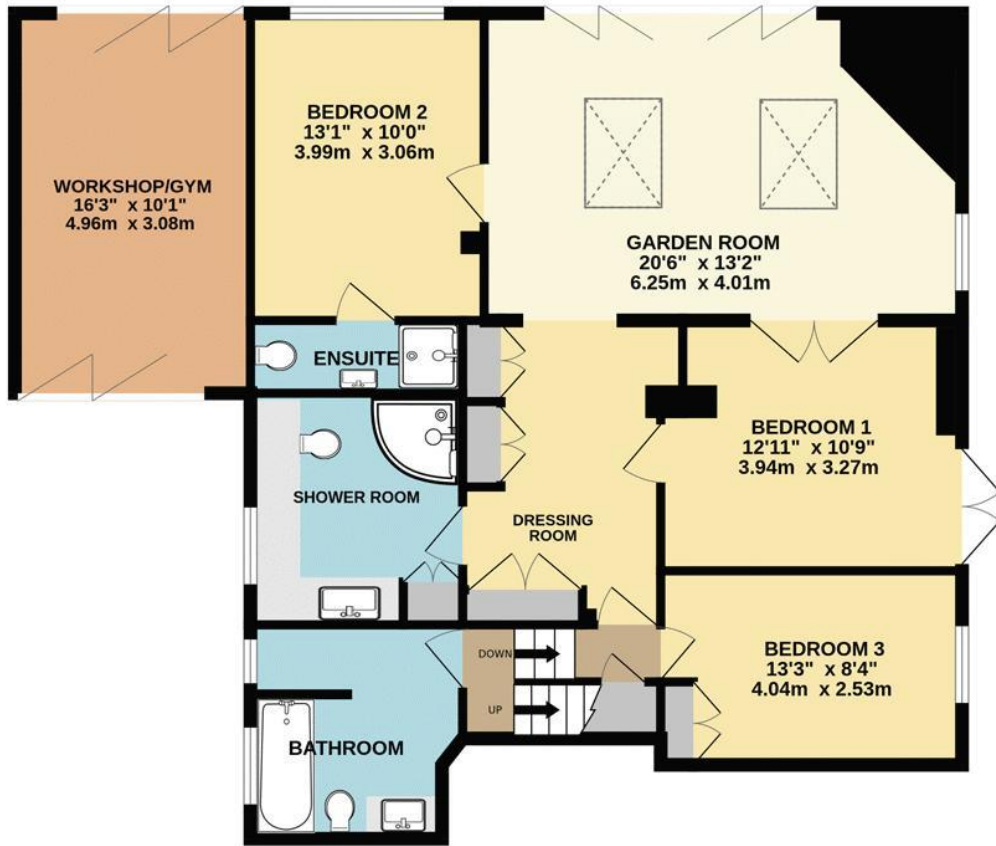
Managed by the Landlord

We would be pleased to arrange a viewing by appointment; simply call

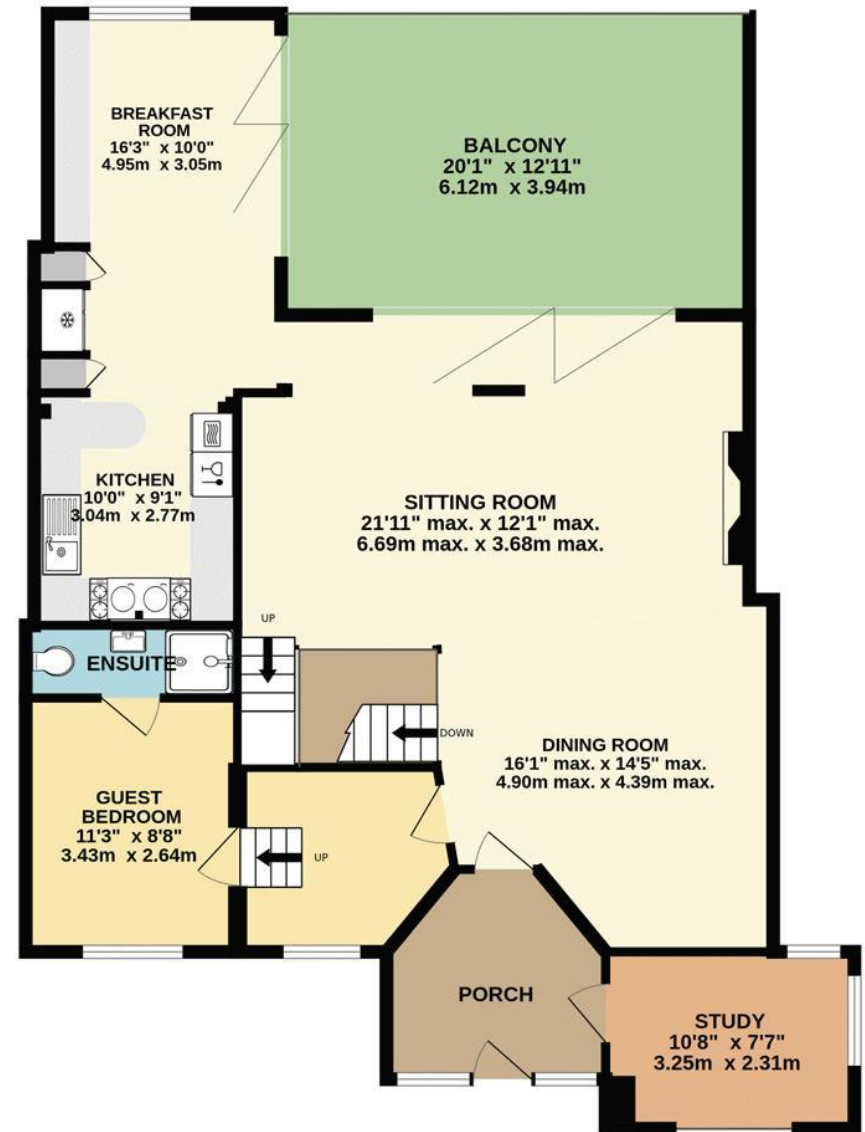
01227 780227 or email [lettings@charlesbainbridge.com](mailto:lettings@charlesbainbridge.com)



LOWER GROUND FLOOR  
1131 sq.ft. (105.1 sq.m.) approx.



UPPER GROUND FLOOR  
1035 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 2166 sq.ft. (201.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Charles Bainbridge



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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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