



62, Arlington Cottage, East Cliff,

Guide Price £295,000

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## 62, Arlington Cottage, East Cliff,

Now for something completely different! Introducing a truly distinctive opportunity: a substantial, historically significant home thought to date back to the early 19th century. Thoughtfully refurbished to preserve an abundance of original character, this remarkable property - believed to have once served as a coach house or perhaps a commercial building- presents exciting scope for further enhancement. With two bedrooms and three garages (one double and two singles), it is sure to captivate even the most discerning buyer. **Offered with no onward chain.**

**Located** at the foot of the iconic White Cliffs and just moments from the Eastern Docks and seafront, this home enjoys a sought-after and highly convenient setting that will surely appeal to a wide range of purchasers.

**Inside**, the accommodation is both versatile and welcoming. The ground floor features a generous kitchen leading through to a rear utility room with direct access to the courtyard garden. On the first floor, a long landing connects two well-proportioned bedrooms, each with a period fireplace, along with a bathroom. The lounge sits to the far left, complete with another period fireplace and French doors opening onto a Juliet balcony. A concealed floor hatch offers access to the double garage below - likely an original feature prior to the addition of a staircase.

**Outside**, the low-maintenance courtyard garden backs directly onto the cliffs, providing rear access into the double garage, while the additional single garages are accessed via their own double doors. All garages feature good lighting and retain original brick flooring.







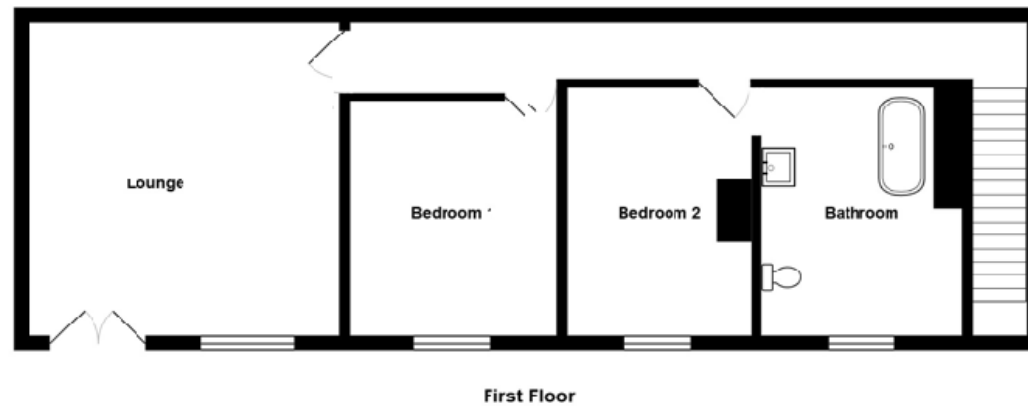
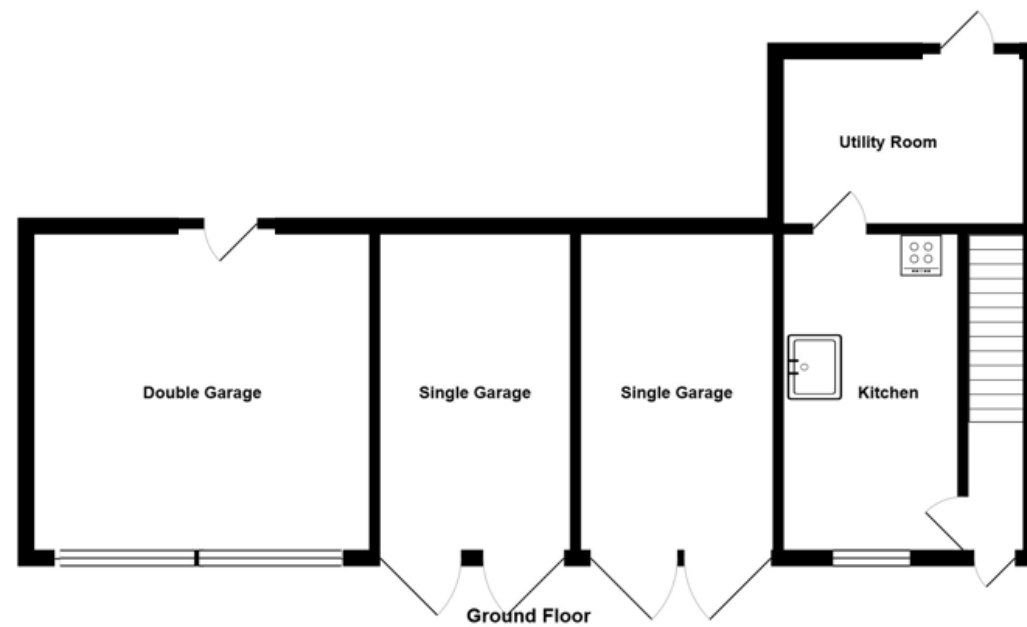












Measurements of doors, windows and rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement This plan is for illustrative purpose only