

PHILLIPS & STUBBS



coastal +
COUNTRY



Located within the Dungeness National Nature Reserve, where a random collection of fishing huts and old boats dot the landscape, abandoned and lost in time at the dramatic other-worldliness of the shingle headland spit that is Dungeness. The desolate, remote wilderness of this protected coastline of international conservation importance comprising the largest shingle beach in Europe, is filled with unusual flora, including viper's bugloss, blackthorn, Nottingham catchfly and wild carrot, and is a haven for a plethora of birdlife and a rich array of insects, most notably the moth species. Strangely alluring and calming, this extraordinary landscape is home to two lighthouses, the terminus of the RHDR miniature steam railway which runs immediately to the rear of the garden, a lifeboat station, Derek Jarman's cottage, an art gallery, together with the dramatic form of a nuclear power station. There are local shopping facilities and amenities catering for most day to day needs in Greatstone and Littlestone as well as several local pubs. New Romney is approximately six miles away offering supermarkets, banks, as well as a wider range of shopping facilities. The Ancient Town of Rye, famed for its historical associations and cobbled ways is about 10 miles to the west. The Channel Tunnel at Folkestone is approximately 16 miles and Dover approximately 26 miles. Mainline railway stations locally are at Appledore and Ham Street both within 9 miles being on the Ashford to Eastbourne line. Ashford International is approximately 13 miles and has high speed connections to London St Pancras in 37 minutes.

Sunshine Cottage is a detached single storey cottage, presenting weatherboard clad timber framed elevations set with double glazed windows beneath a monopitch felt roof. The accommodation is arranged over one level, as shown on the floor plan. Due to the nature of the 'nonstandard' construction, the property is unlikely to be suitable for main stream mortgage lending and we therefore recommend any prospective buyers ensure that they have thoroughly investigated this aspect prior to offering. The landscape images are taken from within the Dungeness Estate or local area.

A double glazed front door opens into an entrance lobby with fitted bench cupboards and a part glazed inner door leading to a hallway. The living room features windows with views toward the lighthouse, a brick fireplace with a fitted wood burning stove and a glazed door opening to the garden.

Adjacent is the dining room, which also looks across the garden towards the lighthouse, has a cupboard housing the LPG boiler and sliding doors through to a double-glazed conservatory/utility room with doors opening to the garden and a range of fitted cabinets beneath a work surface with plumbing for a washing machine. The kitchen is fitted with an extensive range of base and wall cabinets, featured limed oak-effect doors and granite effect work surfaces, an inset stainless-steel sink, display shelving, and under counter appliance space including plumbing for a dishwasher. A stainless steel 5 burner range cooker with filter hood completes the setup.

There are two double bedrooms, both with fitted wardrobe cupboards, and a single bedroom. The family bath/shower room includes a panelled bath, close-coupled wc, wash basin with vanity unit and a separate shower enclosure.

Outside: The property is set within an enclosed garden surrounded by a picket fence. Around the lawn is planted with low maintenance shingle beds and coastal shrubs. There is a newly decked patio area and additional features include a powered garden workshop, a lean-to greenhouse and a Wendy house/shed. Off road parking is available at the front of the property for several vehicles, with views stretching out toward the lighthouse and beyond.

Local Authority: Folkestone & Hythe District Council. Council Tax Band A
Mains electricity and water. LPG heating. Private drainage.
Electrical Installation Condition Report (EICR) Certificate
Broadband speed: Standard 2 Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Guide price: £525,000 Freehold

Sunshine Cottage, Dungeness Road, Dungeness, Kent TN29 9NA



A detached three bedroom single storey coastal cottage with an enclosed garden, isolated between the two lighthouses on the iconic shingle beach in the otherworldly atmosphere of the wilds of the Dungeness Nature Reserve.

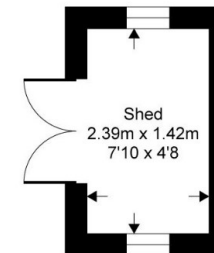
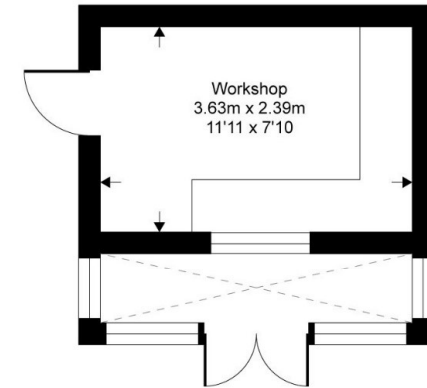
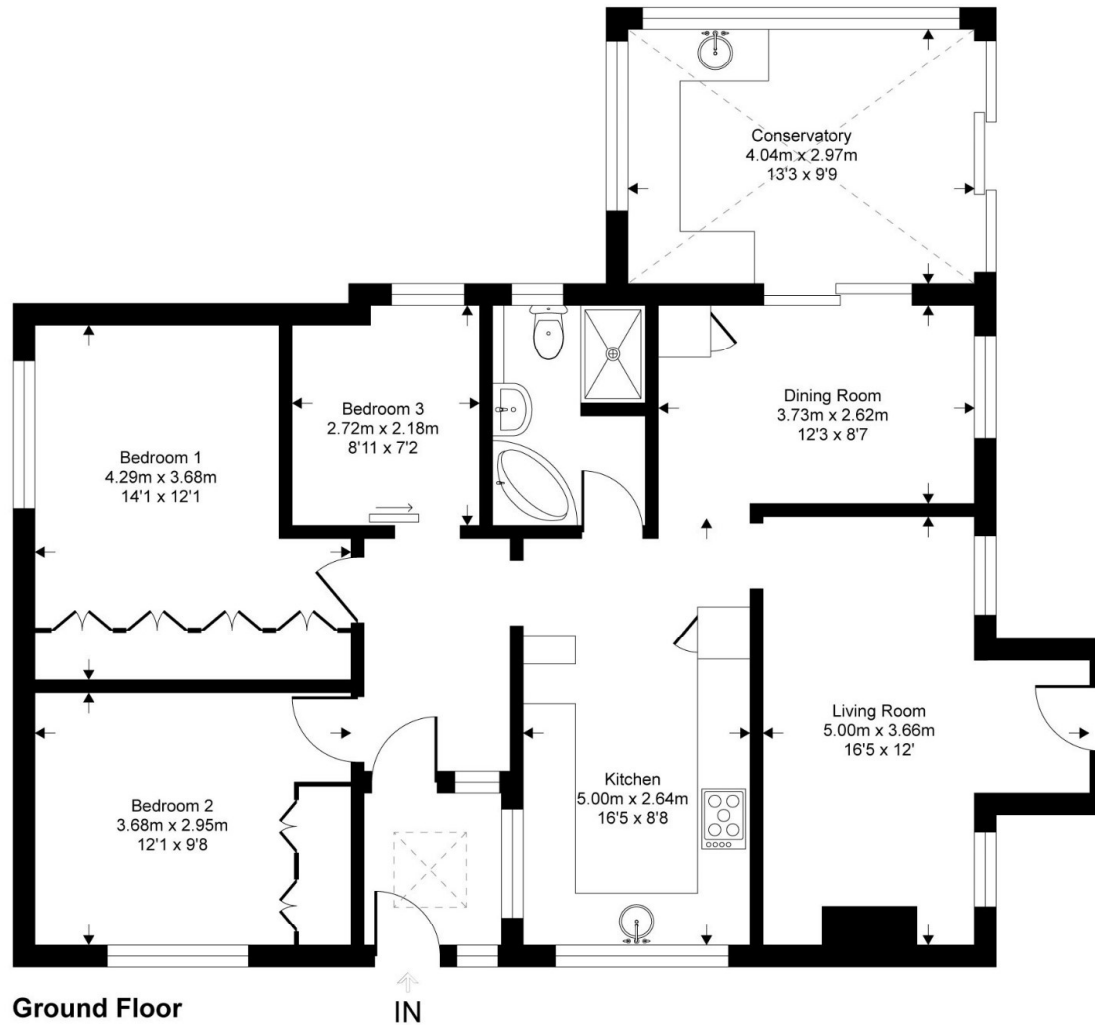
- Hall • Living room • Dining room • Conservatory • Kitchen • Three bedrooms • Bath/shower room •
- Double glazed • LPG heating • EPC rating E • Private patio and enclosed garden • Garden workshop with power •
- Parking for several vehicles •



Directions: From Lydd, proceed in a southerly direction on the Dungeness Road for about 4 miles and turn right, just before reaching The Pilot Inn, into The Dungeness Estate. Continue for about a half of a mile and the road leading to the property will be seen on your right just before reaching the Lighthouse. Sunshine Cottage is then the first house on the right-hand side.

Sunshine Cottage

Approximate Gross Internal Area = 95.6 sq m / 1033 sq ft
 Approximate Outbuildings Internal Area = 12 sq m / 130 sq ft
 Approximate Total Internal Area = 107.6 sq m / 1163 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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