



Jenkinson realestates

Lighthouse Road
St Margarets Bay
Asking Price £568,000

Freehold

Energy Performance Rating = D

Detached Bungalow
Stunning Rear Gardens

Offering Two / Three Bedrooms
Versatile Accommodation

Off Road Parking and Garage
Popular Location

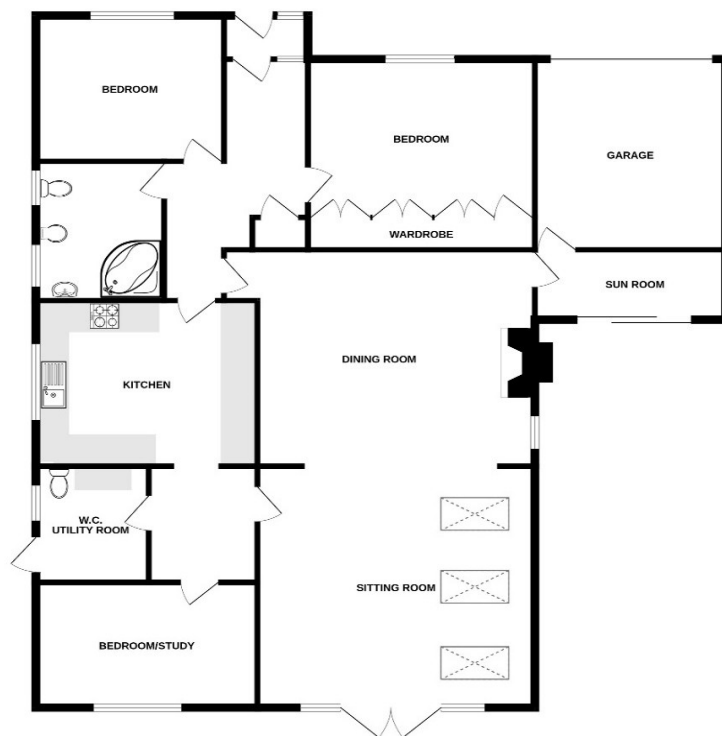
Jenkinson Estates are pleased to bring to the market this detached bungalow in the ever-popular location of Lighthouse Road, St Margaret's Bay. This property located part way along the private road, which offers versatile and deceptively spacious accommodation throughout, includes an open plan living / dining room, complete with a feature fireplace, skylights and double doors which leads, and overlooks, the rear garden. The property continues with the kitchen and a separate utility room. To the front of the property there are two double bedrooms, the master having the benefit of fitted wardrobes. To the rear the property continues with a study, which could be used as the third bedroom and also takes in the stunning views across the landscaped garden. The accommodation is completed with the family bathroom that offers a four-piece suite, including a large corner bath with a shower over, a wash basin, W.C. and a separate bidet. The property also benefits from a spacious loft, which with the relevant permissions, could be incorporated as part of the accommodation. Externally the property offers ample off road parking in the form of a gravelled driveway, which leads to a garage. There is the benefit of side access which leads to the rear garden, which has been landscaped to include multi seating areas, raised patio with steps leading down to lawned area with established flowerbeds. The surrounding countryside with its delightful rolling hills and dramatic white cliffs of Dover is recognised as an area of outstanding natural beauty, much of which has been taken over by The National Trust and become conservation area. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.

Council Tax Band D





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, vehicles, 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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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Accommodation

Entrance Via;

Porch

Hallway

Sitting Room

15'8" x 14'4" (4.78m x 4.37m)

Dining Room

13'8" x 12'7" (4.17m x 3.84m)

Kitchen

12'9" x 9'10" (3.89m x 3.00m)

Utility Room / W.C.

7'11" x 7'9" (2.41m x 2.36m)

Bedroom One

11'0" x 10'9" (3.35m x 3.28m)

Bedroom Two

11'11" x 10'7" (3.63m x 3.23m)

Family Bathroom

8'5" x 7'6" (2.57m x 2.29m)

Study / Bedroom Three

11'10" x 7'9" (3.61m x 2.36m)

Sun Room

Driveway

Garage

Rear Garden

