



Redlands, 4 Salisbury Road
St. Margarets Bay, CT15 6DP
£850,000

colebrooksturrock.com





Redlands

4 Salisbury Road, St. Margarets Bay

A delightful four bedroom coastal home with sea views and enchanting gardens, being sold with no onward chain.

Situation

Salisbury Road is a coastal location situated in St Margaret's Bay, a picturesque village which forms an attractive fold in the dramatic White Cliffs of Dover, steeped in history and being located as one of the closest points to the Continent. Neighbouring countryside is recognised as an Area of Outstanding Natural Beauty with a network of paths running along the cliff tops. The sheltered beach has a little cafe and the popular Coastguard Inn. The village centre itself, approximately one mile distance, provides a general store, post office and eateries. More comprehensive amenities are available in Deal to the north and Dover to the south, together with the culturally rich Cathedral City of Canterbury only 20 minutes by car. The mainline railway station at nearby Martin Mill includes a link to the Javelin High Speed service to London St Pancras.

sink and cooking appliances. To front is a useful utility room with large airing cupboard and a cloakroom facility is tucked behind. The balcony is also accessed from the kitchen providing a seating area and outlook to the Channel. The property benefits from double glazing, gas central heating and is sold with no onward chain.

Outside

Set back from the road Redlands is approached via a five bar gate and a sweeping driveway providing off road parking and access to the detached double garage. Beside the drive is an area of lawn bordered by mature planted borders. There is side access to the rear garden which is both sheltered and private with a well tended lawn, whilst mature shrubs and bushes line the perimeter of the garden creating a natural boundary.

The Property

Tucked away, Redlands sits on the seaward side of Salisbury Road which runs parallel to the shoreline offering residents beautiful views of the sea. This scenic and idyllic coastal location offers a selection of detached properties taking full advantage of the picturesque setting and views. Redlands comprises a generous detached family home with an inverted layout to take full advantage of its position. As you approach the house you are struck by its striking facade. This continues into a truly impressive hallway bathed in natural light from two large picture windows to front. Four double bedrooms and two bathrooms, one being ensuite to the master, occupy the ground floor with the two principal bedrooms having sliding patio doors opening onto a paved terrace. A turn staircase rises to a galleried landing and gives access to a spacious triple aspect sitting room which is open plan to the dining room area, both spaces opening onto the seaward facing balcony. The kitchen/breakfast room is also dual aspect and is fitted with a range of light wood units integrated with

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: G

EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**

Ground Floor

Reception Hall

12' 0" x 10' 11" (3.65m x 3.32m)

Master Bedroom

13' 9" x 11' 9" (4.19m x 3.58m) plus recess

Ensuite Bathroom

8' 10" x 5' 8" (2.69m x 1.73m)

Bedroom Two

10' 11" x 10' 4" (3.32m x 3.15m)

Bedroom Three

11' 2" x 10' 11" (3.40m x 3.32m)

Bedroom Four/Study

10' 11" x 7' 10" (3.32m x 2.39m)

Bathroom

7' 10" x 7' 0" (2.39m x 2.13m)

First Floor

Sitting Room

22' 9" x 13' 11" (6.93m x 4.24m)

Dining Room

11' 0" x 10' 5" (3.35m x 3.17m)

Kitchen/Breakfast Room

15' 4" x 10' 10" (4.67m x 3.30m)

Cloakroom

6' 5" x 3' 8" (1.95m x 1.12m)

Utility Room

11' 0" x 8' 0" (3.35m x 2.44m) to include airing cupboard.

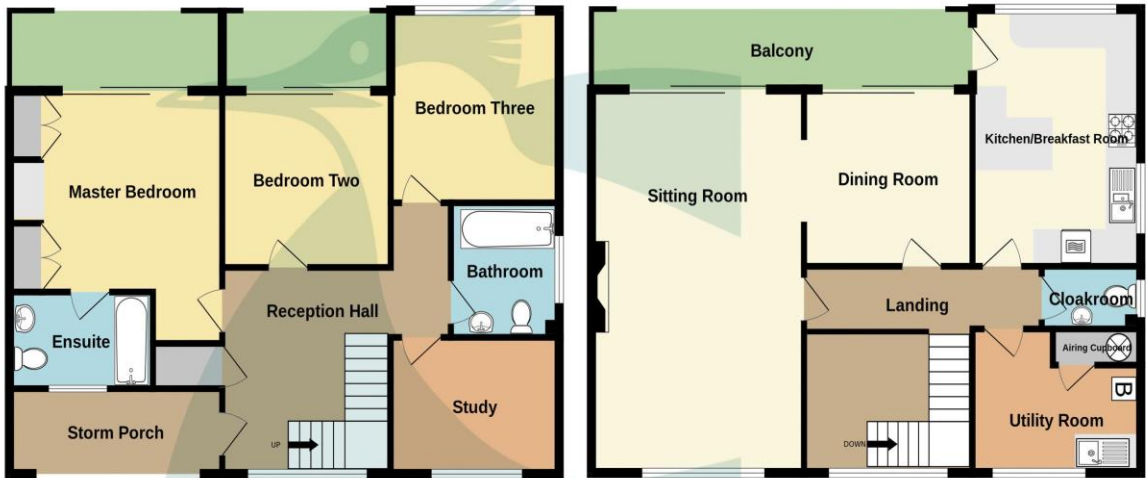
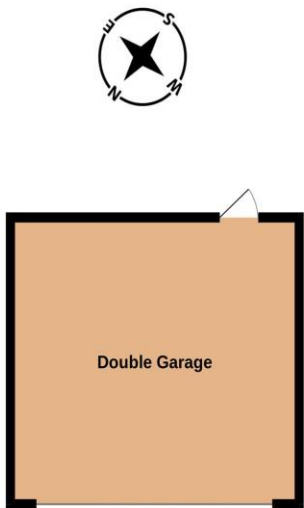
Outside

Garage

18' 8" x 16' 9" (5.69m x 5.10m)

Ground floor
1158 sq.ft. (107.6 sq.m.) approx.

First floor
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 1996 sq.ft. (185.5 sq.m.) approx.

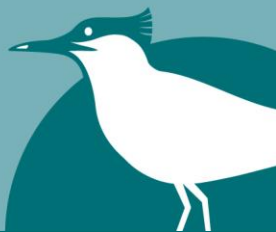
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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