



3a High Street
St. Margarets-At-Cliffe, CT15 6AU
£197,500

colebrooksturrock.com





3a High Street

High Street, St. Margarets-At-Cliffe

CHAIN FREE - A charming brick and flint first floor flat, set within the ever popular high street in St Margaret's At Cliffe, overlooking the serene St Margaret of Antioch.

Situation

Number 3A is situated on the high street in St Margaret's at Cliffe, occupying a wonderful location in the heart of the village which offers an array of amenities within walking distance, including a general store, post office, hairdressers and a selection of public houses and cafes. This picturesque village has a popular sheltered beach with a cafe and public inn, surrounded by protected National Trust land, gently undulating hills and the dramatic White Cliffs. The Harbour town of Dover lies to the South with an impressive marina and the charming town of Deal to the North offers a mix of traditional seaside vibe, coupled with independent shops and plenty of eateries. The A2 provides easy access to the motorway network and rail services from Martin Mill link to the Javelin high speed to London St Pancras. A convenient bus service runs to and from the village to the surrounding area.

The Property

On entering, a double height stairwell leads you up to the first floor accommodation where there is a central hallway giving access to one double and one single bedroom, whereby the principle bedroom has slimline built in storage. To the front lies a bright and airy dual aspect sitting room with central brick built feature fireplace. To rear is a shower room and fitted kitchen with ample storage, breakfast bar and pleasant outlook over the serene St Margaret of Antioch Churchyard.

Outside

A free local authority car park lies adjacent to the property.

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 & Maintenance Charges

We understand from the vendor that a brand new 999 year lease will be drawn up along with a share of the freehold.

Maintenance charges to be confirmed.

Current Council Tax Band: A

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.

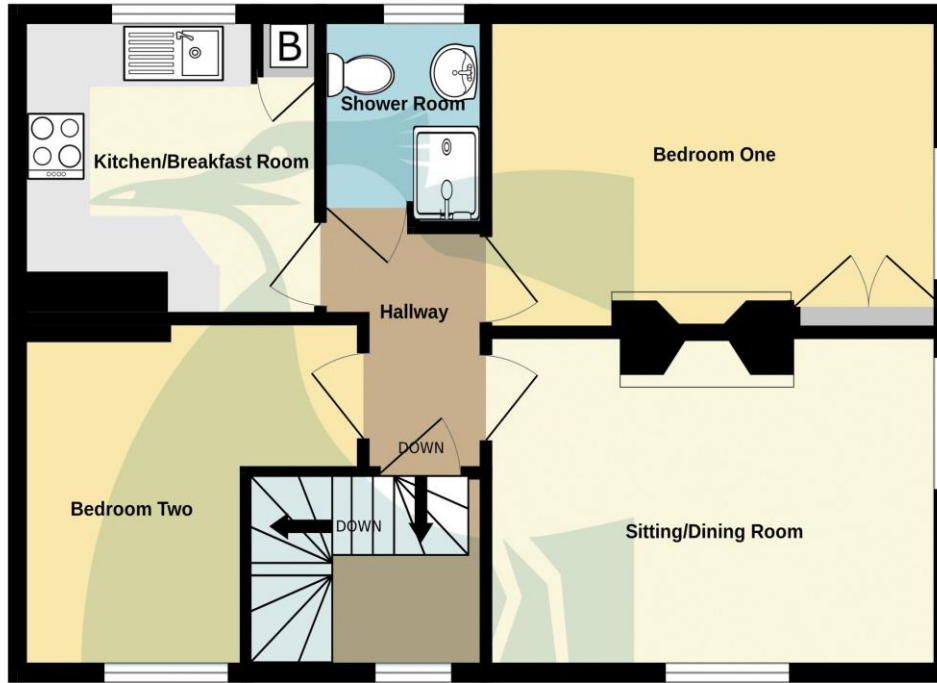
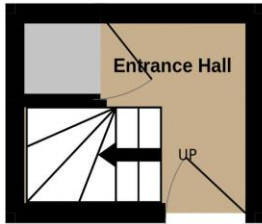


To view this property call Colebrook Sturrock on **01304 381155**

First floor
536 sq.ft. (49.8 sq.m.) approx.



Ground floor
44 sq.ft. (4.1 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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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Sitting/Dining Room

13' 11" x 10' 0" (4.24m x 3.05m)

Kitchen/Breakfast Room

9' 5" x 8' 6" (2.87m x 2.59m) reducing to 7' 3" (2.21m)

Bedroom One

14' 3" x 8' 3" (4.34m x 2.51m) plus recess

Bedroom Two

10' 10" x 7' 2" (3.30m x 2.18m) plus 4' 7" x 3' 7" (1.40m x 1.09m)

Shower Room

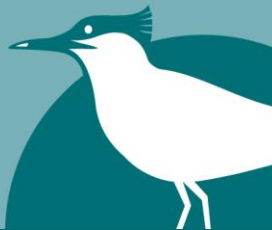
5' 3" x 4' 9" (1.60m x 1.45m) plus recess

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 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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