



The Pantiles St. James Road  
Kingsdown, Deal, CT14 8BQ  
£799,000

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# The Pantiles

St. James Road, Kingsdown, Deal

A handsome detached bungalow beautifully presented offering generous accommodation in the heart of Kingsdown village.

## Situation

Nestled in this picturesque coastal village, St James Road is a coveted private enclave seamlessly connecting The Rise to Upper Street, just a short distance from the local school and the inviting beach. Kingsdown offers residents a range of amenities, including a post office, butcher, and three welcoming inns, enhancing its community-oriented appeal. To the east, borders the unspoiled pebble shoreline of the English Channel, featuring a two-mile cycle route and footpath to Deal. The fashionable coastal destination of Deal, with its award-winning seafront and eclectic high street, provides diverse culinary experiences and unique independent shops. Efficient transportation options include Walmer and Martin Mill train stations, offering regular services along the coast, and the Javelin high-speed service to London St Pancras.

## The Property

This deceptively spacious detached bungalow, centrally located in the heart of the village, has undergone significant enhancements by the current owner since 2014, resulting in a comfortably expansive home. The interior welcomes you through a wide entrance hall, featuring a convenient cloakroom and shower facility. To the right, an impressive kitchen/diner awaits, complete with integrated appliances and a practical utility space with rear access. The sitting room, positioned at the rear, boasts a raised fireplace and a multi-fuel burner as its focal point. Adjoining this space is a glazed conservatory with a pitched ceiling, offering delightful garden views and sliding doors leading to a study. The well-appointed interior includes three double bedrooms, two of which feature fitted wardrobes, while a spacious bathroom with his and her sinks and a walk-in shower completes the accommodation, making this residence a harmonious blend of functionality and comfort.

## Outside

Nestled behind a low retaining wall and block-paved driveway, The Pantiles presents a welcoming facade with off-road parking and convenient access to an integral garage featuring an electric roller door and integral entry. A gated side walkway beckons, guiding you to the west-facing garden adorned with separate seating areas, charming flower borders, and a gently sloping lawn. The patio adjacent to the conservatory offers an inviting space, enhanced by electric awnings for added comfort. Positioned on the side are a practical greenhouse and a garden shed, contributing to the overall allure of this well-appointed residence.

## 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: F

EPC Rating: C

## 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**  
1978 sq.ft. (183.7 sq.m.) approx.



**Shower Room**

7' 3" x 4' 10" (2.21m x 1.47m)

**Kitchen/Diner**

17' 9" max x 12' 5" (5.41m x 3.78m)

**Utility Room**

5' 11" x 5' 10" (1.80m x 1.78m)

**Sitting Room**

16' 6" x 15' 5" (5.03m x 4.70m)

**Conservatory**

14' 0" x 11' 9" (4.26m x 3.58m)

**Study/Reception Room**

12' 11" x 10' 4" (3.93m x 3.15m)

**Master Bedroom**

14' 6" x 11' 5" plus recess (4.42m x 3.48m)

**Bathroom**

10' 11" x 10' 4" (3.32m x 3.15m) plus shower cubicle.

**Bedroom Two**

14' 4" x 11' 5" (4.37m x 3.48m)

**Bedroom Three**

11' 3" x 11' 0" (3.43m x 3.35m)

**Double Garage**

17' 9" max x 16' 7" (5.41m x 5.05m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1978 sq.ft. (183.7 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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