



Flat 5 St Monicas House, St Monicas Road  
Kingsdown, CT14 8AZ  
£239,950

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# Flat 5 St Monicas House

## St Monicas Road, Kingsdown

An attractive, well-maintained two bedroom first floor apartment set within a private road in the sought after coastal village of Kingsdown.

### Situation

Situated along a private road within the heart of this sought after former fishing village. Kingsdown provides a small parade of shops for everyday needs along with local inns and primary school as well as a sheltered beach set in the lee of the White Cliffs of Dover. As well as breathtaking cliff top walks there is a scenic three mile cycle track along the Saxon shoreline to Deal whilst Walmer & Kingsdown Golf Course is less than one mile distant. The coastal town of Deal offers a comprehensive range of shopping, sports and leisure facilities together with mainline railway station offering a regular service to the high speed Javelin link to London St Pancras

providing a degree of privacy and seclusion. On one side, a sweeping driveway leads to a hardstanding area, offering off-road parking and a block of four single garages, one being allocated to No: 5. Beyond the garages lies an additional communal garden with lush lawns, hedged boundaries and attractive mature planting. The property is accessed via steps up to a private front door, accompanied by a personal terrace area that offers views of the rear gardens.

### Services

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

### The Property

St Monica's House consists of five apartments set in immaculately maintained communal gardens. Apartment No: 5, situated on part of the first floor, is independently accessed via a rear entrance at the top of an external staircase. The layout revolves around a central hallway, featuring a well-presented kitchen/diner to the left, accompanied by an adjacent second bedroom with a pleasant view overlooking the front. On the right, there is a fully tiled shower room. The delightfully bright sitting room, of generous proportions, graces the front and includes a central, cozy wood-burning stove, leading to the beautifully light-filled, spacious principal bedroom. No: 5 offers the added advantages of double glazing, gas central heating, and is offered as a chain-free home.

### Local Authority

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

### Tenure & Maintenance Charges

Share of Freehold. 999 year lease from 1975. We understand the leasehold garage is on a separate lease of 999 years from 2015. Maintenance Charge is £90 per month plus a voluntary contribution of £50 per annum for the upkeep of St Monicas Road.

### Current Council Tax Band: B

### EPC Rating: D

### Outside

St Monicas House is set back from the road by a lawned communal front garden, adorned with an array of shrub planting and mature hedging

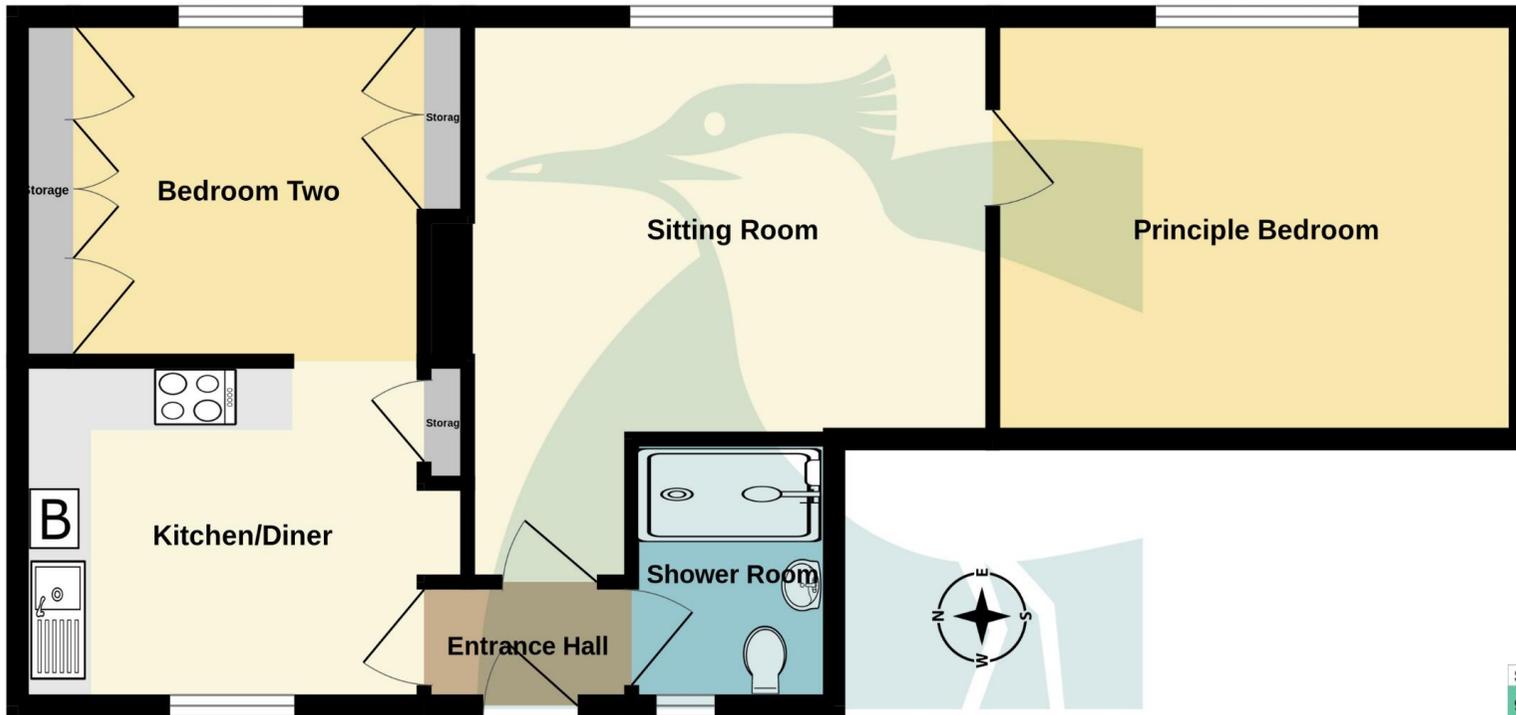
### Agents Note

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 584 sq.ft. (54.3 sq.m.) approx.



**Entrance Hall**  
5' 6" x 2' 9" (1.68m x 0.84m)

**Kitchen/Diner**  
11' 10" x 9' 0" (3.60m x 2.74m)

**Bedroom Two**  
10' 9" x 9' 0" (3.27m x 2.74m)

**Sitting Room**  
13' 11" x 10' 11" (4.24m x 3.32m)

**Principle Bedroom**  
13' 11" x 11' 10" (4.24m x 3.60m)

**Shower Room**  
7' 0" x 5' 4" (2.13m x 1.62m)

TOTAL FLOOR AREA : 584 sq.ft. (54.3 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		
69-80	C		74 C
55-68	D	65 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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