



3 Coastguard Cottages, East Cliff
Dover, CT16 1HS
£325,000

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3 Coastguard Cottages

East Cliff, Dover

A tucked away gem in a picturesque setting full of charm and character.

Situation

Coastguard Cottage boasts a unique rural cliff-top setting nestled in the scenic White Cliffs Country surrounding Dover, adjacent to the National Trust White Cliffs Heritage Land. The magnificent Dover Castle serves as a stunning backdrop, while delightful sea views overlook the Port of Dover, the Cruise Liner Terminal, and the English Channel. Enjoy direct access to miles of breathtaking cliff-top walks and rural cycling paths. The Dover Esplanade, Seafront, and town centre are just a short walk away via a cliff footpath. The Dover Ferry Terminal and town centre are easily accessible, providing direct rail connections to nearby Canterbury, Ashford International for Eurostar, and high-speed connections to London. Access to the nearby motorway network is also accessible.

The Property

No. 3 is one of eight similarly styled cottages, built in the late 1800s to a standard design by The Corporation of Trinity House for Coastguard Stations across the UK. This charming house beautifully preserves its original features while showcasing decor that enhances its historic character. Highlights include exposed brickwork, polished floorboards, and double-glazed sash windows. An oil fired Rayburn serves as both a heating and cooking facility, complemented by a cosy wood-burning stove in the sitting room for added warmth. The well-appointed accommodation spans two floors, featuring an entrance lobby, a ground floor shower room, and a spacious sitting room and kitchen/diner that span the front and back of the home. Upstairs, you'll find three elegantly designed bedrooms: two doubles and one single, each offering comfort and style.

Outside

Approached from the rear via a communal pathway, the garden is enclosed and currently in a natural

condition. Ample storage is available through communal gardens leading to a brick shed/workshop. Additionally, there is a double-walled wooden garden room, formerly used for photography, equipped with a water supply, sink, power, and lighting. This space serves as an extra living area with direct sea views and a secluded patio. The front gardens feature lawns, mature shrubs, and trees. Off-road parking for residents is accessible via a private road.

Directions

From the A2/Duke of York Roundabout take the A258 signposted White Cliffs/Bleriot Memorial. Just under a mile distant (upon entering the speed restriction) turn left into Upper Road. After the bridge (over the A2) a private drive can be found a few hundred yards on the right hand side.

Services

Oil fired central heating, mains electric, water and drainage.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: E

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.

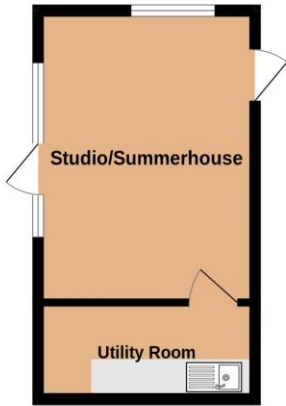
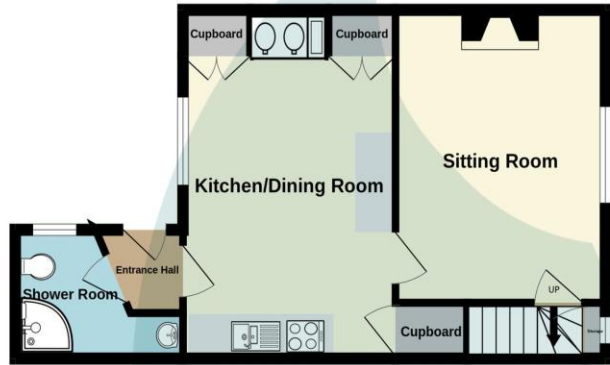
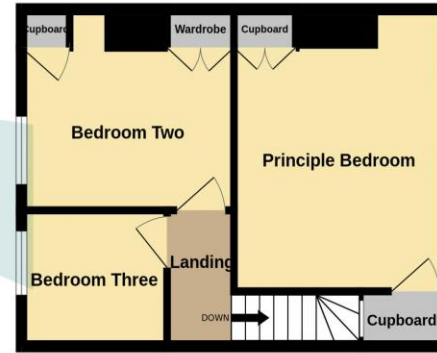


To view this property call Colebrook Sturrock on **01304 381155**



1st floor
346 sq.ft. (32.1 sq.m.) approx.

Ground floor
695 sq.ft. (64.6 sq.m.) approx.



Entrance Hall
4' 7" x 3' 0" (1.40m x 0.91m)

Shower Room
8' 8" x 6' 3" (2.64m x 1.90m)

Kitchen/Dining Room
17' 3" x 11' 0" (5.25m x 3.35m)

Sitting Room
13' 8" x 10' 10" (4.16m x 3.30m)

First Floor

Landing
6' 7" x 3' 2" (2.01m x 0.96m)

Principle Bedroom
13' 9" x 10' 10" (4.19m x 3.30m)

Bedroom Two
10' 11" x 9' 10" (3.32m x 2.99m)

Bedroom Three
7' 3" x 6' 7" (2.21m x 2.01m)

Outside

Garden Store
8' 2" x 7' 11" (2.49m x 2.41m)

Studio/Summerhouse
14' 3" x 11' 4" (4.34m x 3.45m)

Utility to Summerhouse
11' 3" x 4' 8" (3.43m x 1.42m)

Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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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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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