



Channel House, 9 Sea View Road
St. Margarets Bay, CT15 6EE
£850,000

colebrooksturrock.com





Channel House

9 Sea View Road, St. Margarets Bay

A substantial modern detached family home, requiring modernisation, in an enviable location commanding magnificent sea views.

Situation

Sea View Road is a highly sought after residential location towards the top of St Margarets Bay, and comprises individual detached properties, the majority of which enjoy magnificent sea views. Channel House is situated midway along this private road which follows through to neighbouring National Trust land. It is recognised as an Area of Outstanding Natural Beauty with a network of footpaths running along the cliff tops. The village forms an attractive fold in the dramatic White Cliffs of Dover, steeped in history and being located at one of the closest points to the continent. The sheltered beach has a popular cafe and The Coastguard Inn. The village centre is approximately a mile away with a general store, post office, inns and cafes and a primary school. To the north lies the cinque port town of Deal and to the south the port of Dover. Mainline railway services inclusive of the Javelin high speed link to London St Pancras can be found just two miles away at Martin Mill.

The Property

An increasingly rare opportunity to acquire an exciting renovation project in one of the most enviable locations within St. Margaret's Bay. Channel House is a substantial and much loved detached family home commanding magnificent sea views and enjoying a generous south facing plot. The sprawling ground floor accommodation comprises four spacious reception areas all of which boast multiple aspects and are positioned to take full advantage of the stunning surrounds. There is also a large utility room as well as a kitchen and useful ground floor cloakroom. To the first floor are four double bedrooms serviced by three bath/shower rooms. In addition there is a useful study nook just off the main landing and the

principal bedroom leads into a light filled sun room, a fantastic vantage point to take in the truly spectacular views. Channel House is double glazed, gas centrally heated and is being sold with no onward chain.

Outside

Channel House enjoys a generous plot with mature garden to the front together with a driveway providing off road parking and giving vehicular access to the two separate garages. To the rear there is a paved patio and a gently sloping lawned garden bounded by established hedging. Part of the garden is arranged as a kitchen garden and boasts four greenhouses.

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: E

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.



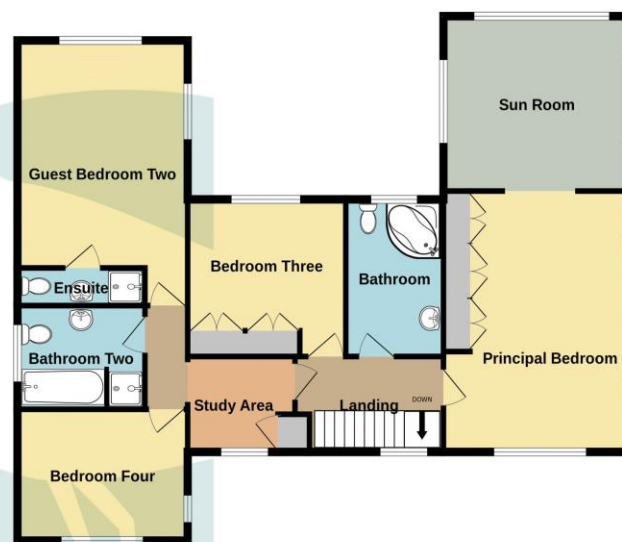
To view this property call Colebrook Sturrock on **01304 381155**



Ground floor
1748 sq.ft. (162.4 sq.m.) approx.



First floor
1151 sq.ft. (106.9 sq.m.) approx.



TOTAL FLOOR AREA : 2899 sq.ft. (269.3 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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Sitting Room

18' 1" x 13' 5" (5.51m x 4.09m)

Sun Lounge

13' 5" x 12' 1" (4.09m x 3.68m)

Utility Room

13' 3" x 10' 11" (4.04m x 3.32m)

Kitchen

12' 3" x 7' 4" (3.73m x 2.23m)

Dining Room

12' 2" x 10' 0" (3.71m x 3.05m)

Conservatory

18' 6" x 12' 2" (5.63m x 3.71m)

Cloakroom

6' 6" x 6' 5" (1.98m x 1.95m)

Garage

16' 3" x 12' 3" (4.95m x 3.73m)

Garage Two

29' 7" x 12' 4" (9.01m x 3.76m)

First Floor

Principal Bedroom

18' 1" x 13' 5" (5.51m x 4.09m)

Sun Room

13' 4" x 12' 2" (4.06m x 3.71m)

Bathroom

11' 0" x 7' 0" (3.35m x 2.13m)

Bedroom Three

11' 5" x 11' 0" (3.48m x 3.35m)

Study Area

7' 8" x 6' 7" (2.34m x 2.01m)

Guest Bedroom Two

15' 9" x 12' 2" (4.80m x 3.71m)
plus recess.

Ensuite

9' 0" x 2' 6" (2.74m x 0.76m)

Bathroom Two

8' 11" x 7' 1" (2.72m x 2.16m)

Bedroom Four

12' 3" x 9' 1" (3.73m x 2.77m)

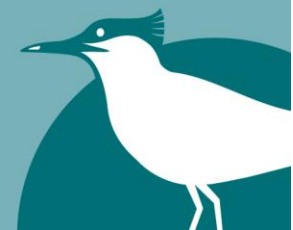
17 The Strand, Deal, Kent, CT14 7DY

t: 01304 381155

walmer@colebrooksturrock.com



colebrooksturrock.com



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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