



Windswept The Avenue
Kingsdown, Deal, CT14 8DU
£1,035,000

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Windswept

The Avenue, Kingsdown, Deal

A beautiful detached bungalow, boasting dramatic sea views and generous wrap around gardens, situated in the sought after cliff top village of Kingsdown.

Situation

The Avenue is a private road situated at the top of Kingsdown, a sought after and picturesque coastal village within easy walking distance to the beach. Unusually for such a coastal village there are various amenities inclusive of Post Office, high class butchers/deli and convenience shop, together with three local inns and a village primary school. To the east, the natural boundary of the English Channel provides an unspoilt pebble shoreline with two mile cycle route and footpath all the way to Deal. This fashionable coastal destination has much to offer and has won many awards for its charming seafront coupled with eclectic high street where you'll find several eateries and a selection of interesting independent and vintage shops. Walmer and Martin Mill train stations provide a regular service along the coast and also the Javelin high speed service to London St. Pancras.

The Property

Windswept is a beautiful detached bungalow virtually built from scratch with dramatic sea views transformed through a refurbishment project and extension creating a modern spacious family home. The property now offers flexible contemporary living with attention to detail being the key. Approached via a recessed entrance porch, with downlighting, opens to a wide welcoming reception hall, with open plan living and dining area inclusive of a vaulted ceiling. Triple aspect provides ample natural light with floor to ceiling windows and doors taking in the sea views. The front room remains as a snug but adaptable features provide wardrobe space and may be used as a fourth bedroom. The kitchen has a number of fitted units integrated cooking appliances and central island with stainless steel worktop, sink unit and breakfast bar. A creatively designed wall of floor to ceiling cupboard units house an integrated fridge and freezer as well as useful storage. A separate utility room, off the hallway, provides plumbing facilities for washing machine etc. An inner hallway is lit via glass slips from

the kitchen and behind this is a double bedroom and family bathroom. The new extension facilitates two further double bedrooms, one with ensuite shower room and the principal suite enjoying a walk through with wardrobe space and access to a stunning bedroom with beautiful sea views and sliding door to an ensuite wet room and matching facilities. The extension area has underfloor heating with the majority of the property having herringbone oak flooring.

Outside

The generous gardens stand at just over half an acre and wrap around the property with wrought iron gates and block paved driveway providing access to a single detached garage and parking for several vehicles. There is a gates access to both sides with wrap around lawns, a wide selection of planting to borders and useful timber garden shed to the side. Steps lead to a patio area with dramatic sea views and vista to the Channel and beyond.

Services

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

Local Authority

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

Tenure

Freehold

EPC Rating: C

Current Council Tax Band: F

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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor - 202.5 sq m / 2180 sq ft

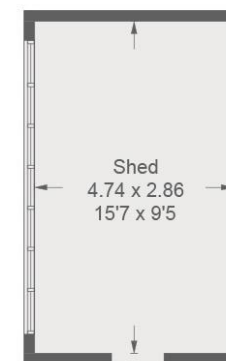
Approximate Gross Internal Area = 202.5 sq m / 2180 sq ft

Outbuildings = 31.2 sq m / 336 sq ft

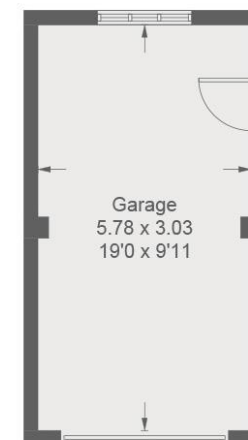
Total = 233.7 sq m / 2516 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1202831)

www.bardenvisuals.co.uk



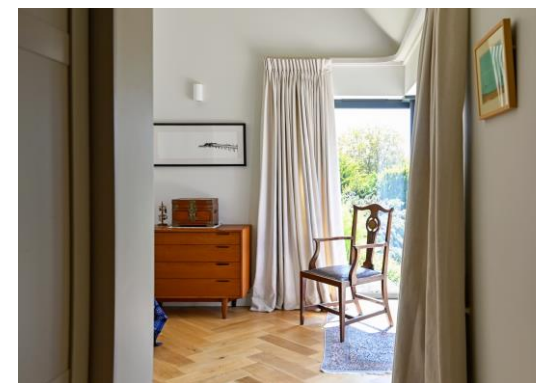
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Outbuildings





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17 The Strand, Walmer, Deal, Kent, CT14 7DY

t: 01304 381155

walmer@colebrooksturrock.com

www.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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