



Middle Coggers, 61 Granville Road  
St. Margarets Bay, CT15 6DT  
£320,000

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# Middle Coggers

61 Granville Road, St. Margarets Bay

Rarely available seafront apartment with stunning uninterrupted views across the Channel.

## Situation

Granville Road is a highly sought after residential location at the top of St Margarets Bay which largely comprises individual detached properties, the majority of which enjoy stunning sea views. The peaceful private road leads up to the Dover Patrol Memorial and through to acres of neighbouring National Trust countryside. It is recognised as an area of Outstanding Natural Beauty with a network of footpaths running along the cliff tops. The village is steeped in history and is located at one of the closest points to the Continent. The sheltered beach includes a popular cafe and The Coastguard Inn. The village centre itself is approximately one mile distance with a general store, post office, public house, cafe and 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

Middle Coggers occupies an exceptional and enviable setting with a stunning vista. One of five apartments converted in the 1970's, Middle Coggers has benefitted from a full refurbishment with panoramic sea views from the principal reception area. An appreciable level of updating has taken place with the accommodation arranged over two floors with a reception hall with access to a shower room and cloakroom facility. A further doorway opens to the living area with good sized windows overlooking cliff top walks and sea views. The kitchen is modern with a range of integrated appliances including cooker, dishwasher, fridge and freezer. There are storage cupboards off the

living room and a doorway to a turn staircase and upper level with spacious double bedroom, dual aspect, and doorway to an en-suite bathroom with stand alone bath and matching suite. The property has double glazing, gas central heating and is sold with no onward chain.

## Outside

To the front is an off road parking space for one car and unrestricted parking along the road.

## Services

All main services are understood to be connected.

## Local Authority

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

## Tenure & Maintenance Charges

One fifth share of the freehold.

999 year Lease from 2018.

Maintenance - £782 per annum

## Current Council Tax Band: B

## 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.

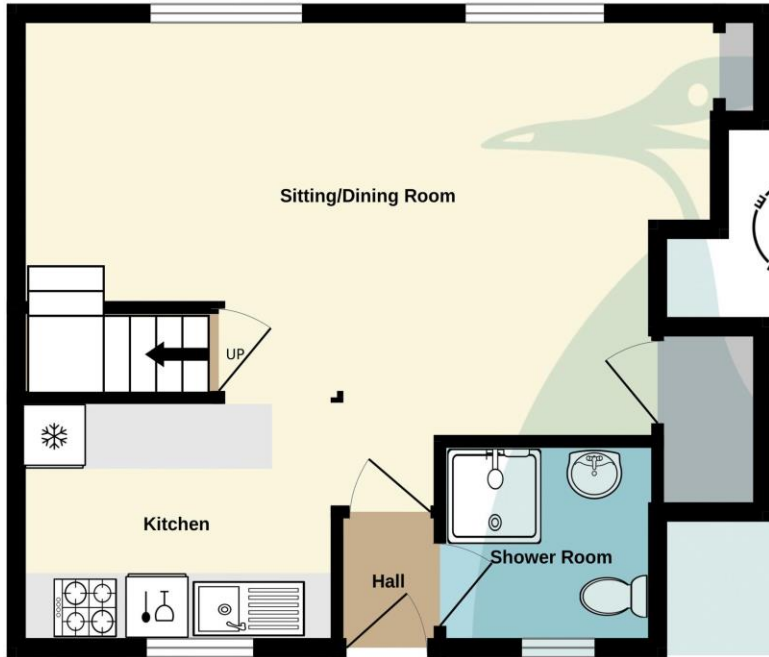




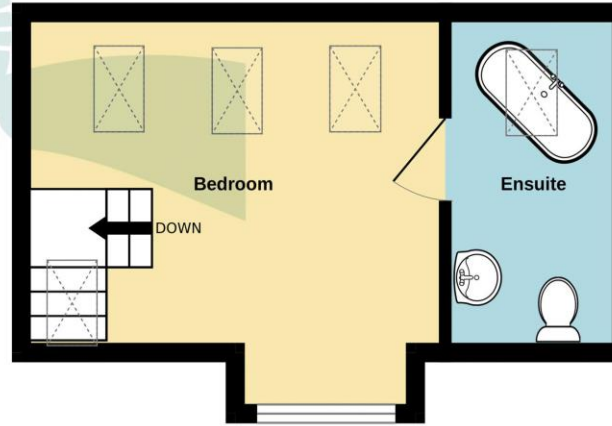
To view this property call Colebrook Sturrock on **01304 381155**



Ground floor  
417 sq.ft. (38.7 sq.m.) approx.



First floor  
202 sq.ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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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## Entrance Hall

## Shower Room

6' 9" x 6' 2" (2.06m x 1.88m)

## Kitchen

9' 11" x 7' 7" (3.02m x 2.31m)

## Sitting/Dining Room

21' 9" x 13' 0" (6.62m x 3.96m)

## First Floor

## Bedroom

12' 10" x 12' 2" (3.91m x 3.71m)

## Ensuite Bathroom

10' 4" x 5' 5" (3.15m x 1.65m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93 A      |
| 81-91 | B             |         |           |
| 69-80 | C             | 79 C    |           |
| 55-68 | 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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