

Reach Road, St. Margarets at Cliffe, Dover.

- BEAUTIFULLY PRESENTED
- PARKING CLOSE BY
- OPEN PLAN SITTING/DINING ROOM, FITTED KITCHEN
- ON SITE FACILITIES
- THREE BEDROOMS
- COASTAL LOCATION

Offers In Excess Of £90,000

HUNTERS[®]
HERE TO GET *you* THERE

Reach Road, St. Margarets at Cliffe, Dover.

DESCRIPTION

Hunters are pleased to offer for sale this beautifully presented detached luxury lodge, perfect for the summer holidays.

Three bedrooms, sitting/dining room/beautifully fitted kitchen with appliances. Shower rooms.

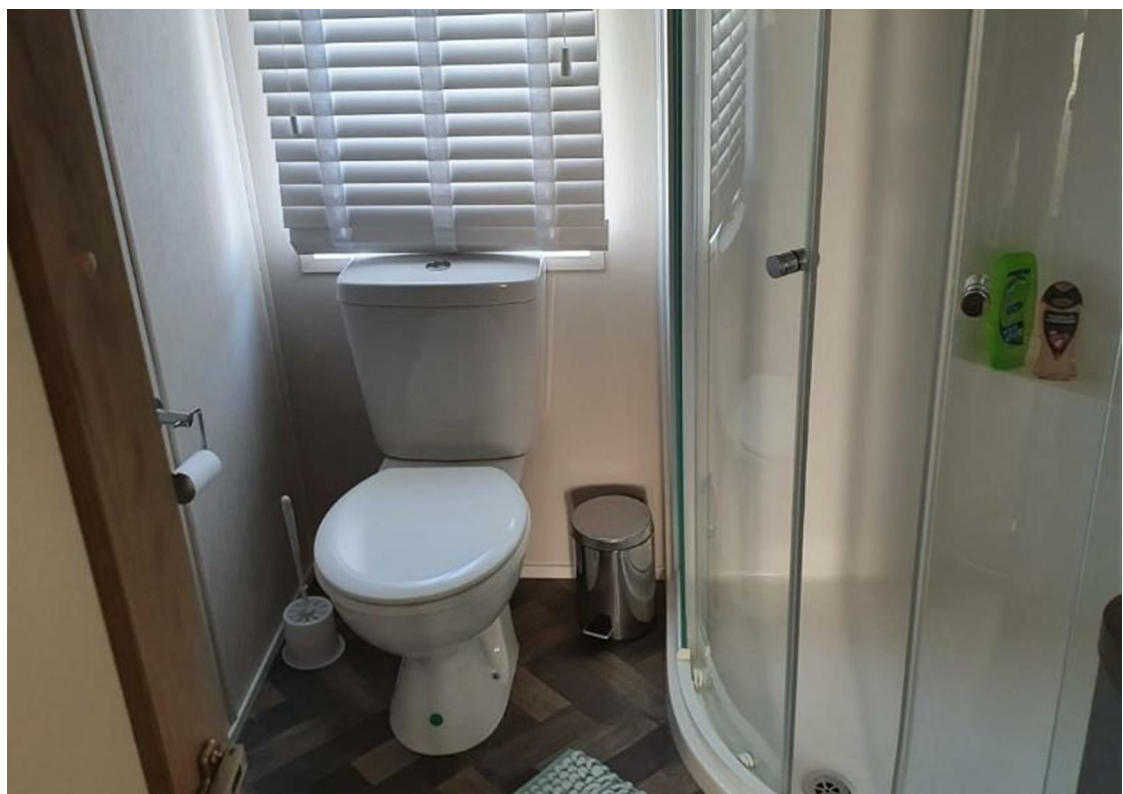
Situated in the popular St. Margarets at Cliffe area with the most amazing coastline and local amenities together with access to the on site facilities including gym, swimming pool, and social areas included

Call for an immediate appointment to view.




Room sizes:

- Kitchen/Living Area: 22'7 x 19'2 (6.89m x 5.85m)
- Shower Room: 6'9 x 5'4 (2.06m x 1.63m)
- Bedroom 1: 10'5 x 8'1 (3.18m x 2.47m)
- En-Suite Shower Room: 9'5 x 5'4 (2.87m x 1.63m)
- Bedroom 2: 9'7 x 8'3 (2.92m x 2.52m)
- Bedroom 3: 11'2 x 9'3 (3.41m x 2.82m)
- Decking Area



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Folkestone Office on 01303 210335 if you wish to arrange a viewing appointment for this property or require further information.

93-95 Sandgate Road, Folkestone, CT20 2BQ
Tel: 01303 210335 Email:
folkestone@hunters.com <https://www.hunters.com>

