



Bahia, 10 Lighthouse Road
St. Margarets Bay, CT15 6EJ
£490,000

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Bahia

10 Lighthouse Road, St. Margarets Bay

A handsome detached bungalow in established gardens situated in a desirable area of St Margaret's Bay.

Situation

Situated along a private road which carries on to the South Foreland Valley and rolling countryside, Bahia resides in a favoured location at the top of the village, within easy reach of the centre of St Margaret's at Cliffe, where a range of local amenities include a general store, post office, primary school and a selection of cafes, inns and restaurants. A regular bus service from the end of Lighthouse Road provides access to the larger towns of Deal and Dover where a wide range of independent and high street stores are present. The surrounding countryside consists of gently undulating hills, the dramatic white cliffs of Dover and the ever popular St Margaret's Bay with its secluded beach and popular inn; The Coastguard, set among protected National Trust land. The main line railway station at Martin Mill is approximately two miles away with links to the Javelin high speed service to London St Pancras. Ferry services from Dover and the Channel Tunnel serve easy access to the Continent and beyond.

The Property

Bahia is an attractive modern detached bungalow with architectural features suggestive of the late 1960's, set back from the road, with well tended gardens to front and rear. The accommodation is laid out off a central wide entrance hallway and vestibule with an L-shaped sitting room and dining area off to the left hand side, with fireplace and windows to front and rear. From here lies a good size kitchen with fitted range of cooking appliances and access to a delightful conservatory overlooking the back garden and enjoying a sunny aspect. The accommodation has been adapted, previously being three bedrooms and now having a rear double bedroom with access to en-suite shower room combining as a utility area, and a second double bedroom to front with fitted wardrobe and cupboard units. A family bathroom suite completes the

accommodation. Additional benefits include double glazing and gas central heating via a boiler located in the kitchen.

Outside

The property is set back from the road with a low retaining wall capped with hedging providing a degree of privacy and seclusion to a flat lawned space and off road parking. Double wooden gates open to the side with restricted access leading to a detached single garage.

The generous rear garden is a particular feature of this property with a low maintenance west facing garden with a useful potting shed behind the garage together with a productive raised vegetable patch and selection of established borders leading to a mature flower bed, trees and bushes, situated at the rear.

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: E

Agents Note

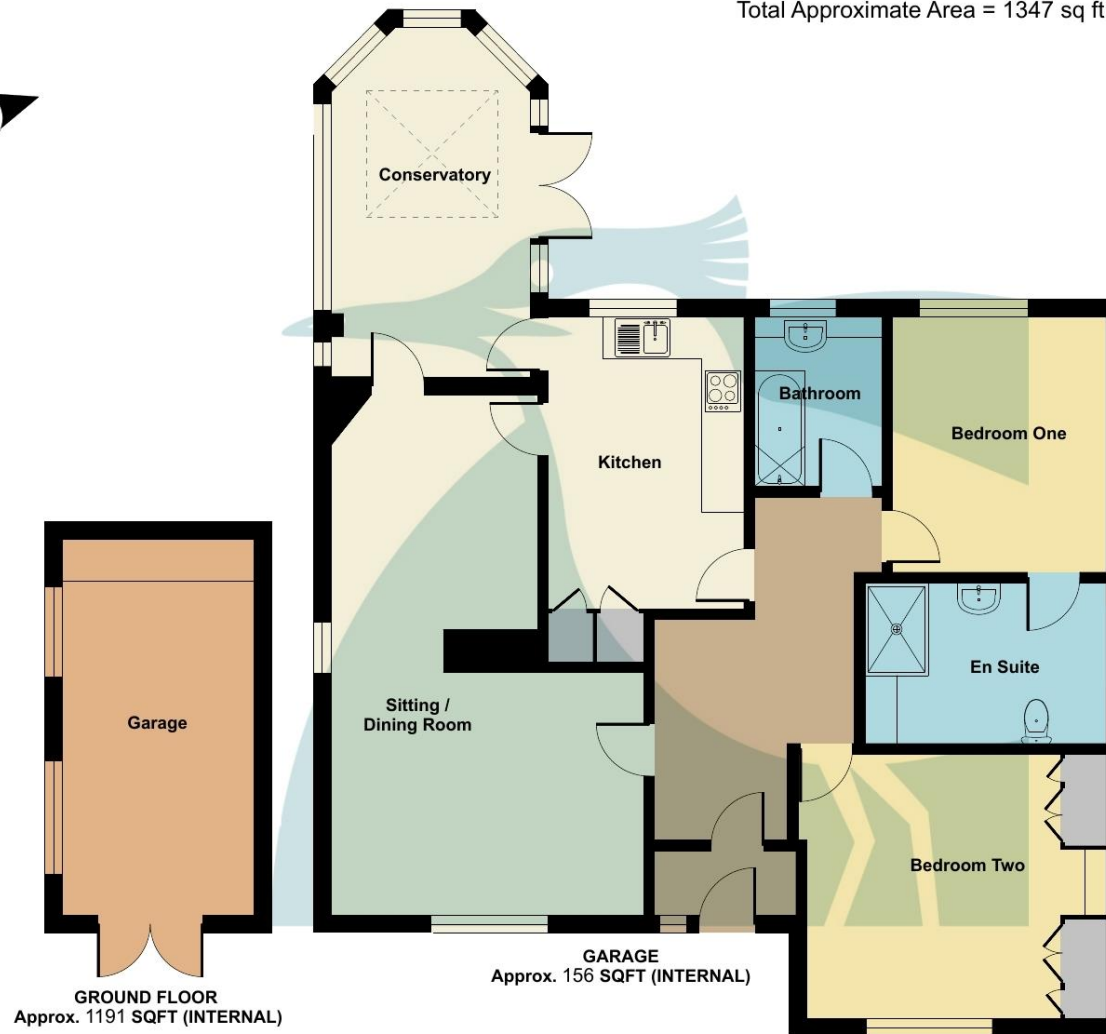
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Total Approximate Area = 1347 sq ft / 125.1 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR
Approx. 1191 SQFT (INTERNAL)

GARAGE
Approx. 156 SQFT (INTERNAL)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1287659

Sitting/Dining Room
23' 11" x 14' 0" (7.28m x 4.26m)

Kitchen
13' 7" x 9' 5" (4.14m x 2.87m)

Conservatory
16' 8" x 9' 3" (5.08m x 2.82m)

Bedroom One
11' 11" x 10' 0" (3.63m x 3.05m)

Ensuite
11' 3" x 7' 6" (3.43m x 2.28m)

Bedroom Two
14' 4" x 12' 4" (4.37m x 3.76m)

Bathroom
7' 11" x 5' 11" (2.41m x 1.80m)

Garage
17' 6" x 8' 11" (5.33m x 2.72m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 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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