



Chilterns, 9 Lighthouse Road
St. Margaret's Bay, CT15 6EL
£575,000

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Chilterns

9 Lighthouse Road, St. Margarets Bay

A modern detached family home boasting immaculately presented and well-proportioned accommodation in this idyllic coastal village location.

Situation

Situated along a private road which carries on to the South Foreland Valley and rolling countryside, Chilterns 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

Nestled along a private road in the highly desirable and picturesque coastal village of St. Margaret's Bay, this beautifully presented detached family home enjoys attractive sea views from the first floor to the rear. Thoughtfully enhanced by the current owners, "Chilterns" offers an exceptional sense of light and space throughout, complemented by stylish interiors and impeccable presentation. A welcoming entrance hall leads to a generous sitting room, where a charming wood-burning stove creates a warm focal point whilst an opening allows a seamless flow into the stunning open-plan kitchen/dining room. This bright and inviting space fitted with an extensive range of shaker cabinetry and features direct access to the rear garden via large French doors. Further ground-floor accommodation includes a practical laundry cupboard housing the gas boiler, together with a convenient cloakroom. Upstairs, the impressive principal bedroom suite provides a luxurious retreat, complete with a spacious dressing area, built-in wardrobes, and French doors opening onto a Juliet balcony that perfectly frames the delightful sea views.

Two additional double bedrooms and an elegantly appointed family bathroom complete the first floor. This exceptional home further benefits from solid oak flooring throughout the ground floor, double glazing, and gas-fired central heating, making it a superb coastal residence for modern family living.

Outside

Set back from the road, Chilterns enjoys an attractive frontage with a block-paved driveway providing ample off-road parking, an EV charging point, and access to the single garage, which benefits from an electric door, power, and lighting. A well-maintained lawned garden sits alongside the driveway, while a useful bin/log store is conveniently positioned between the house and garage. To the rear, the property boasts a fully enclosed garden enjoying an easterly aspect. Mature hedging and fenced boundaries create a private and peaceful setting, while a raised decked terrace extends directly from the kitchen/dining room, offering an ideal space for outdoor dining and entertaining. Additional features include an outside tap, pedestrian access to the garage, and a timber garden shed, enhancing the practicality and appeal of this delightful outdoor space.

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: F

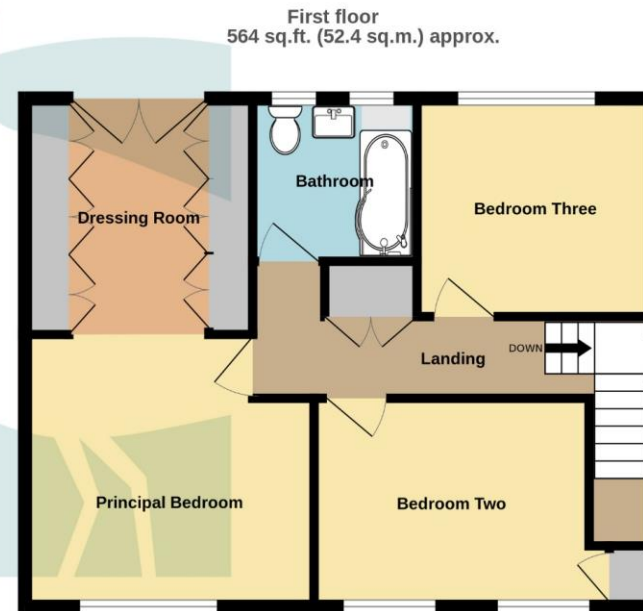
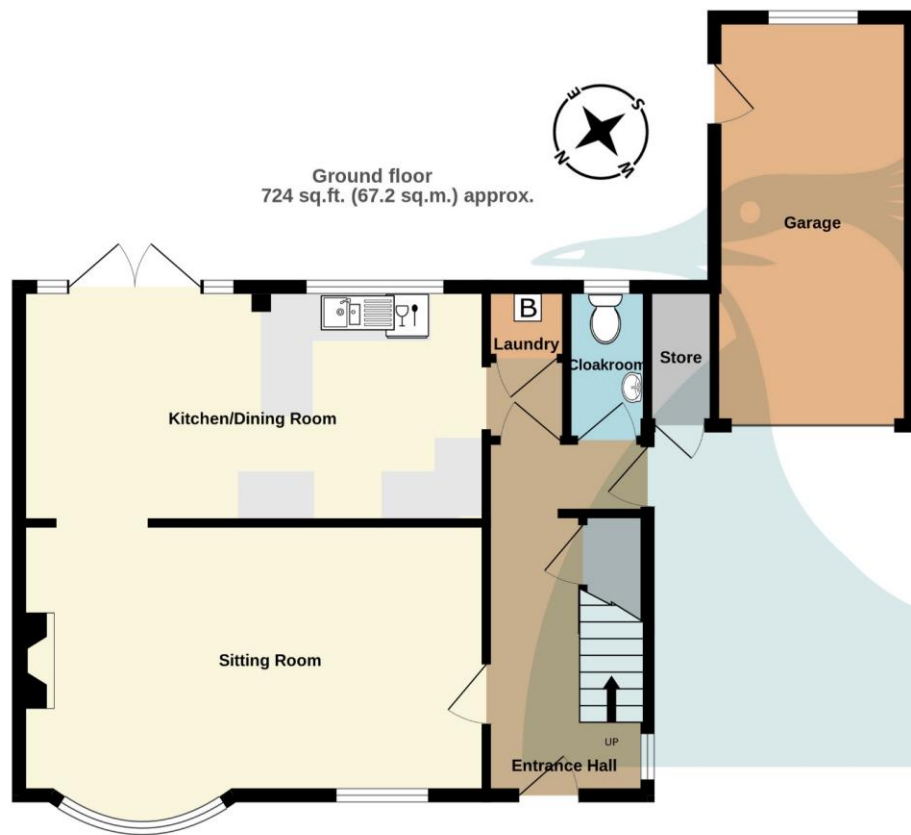
EPC Rating: C

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**



Sitting Room
19' 8" x 11' 5" (5.99m x 3.48m)

Kitchen/Dining Room
19' 9" x 9' 11" (6.02m x 3.02m)

Cloakroom
6' 4" x 3' 5" (1.93m x 1.04m)

Garage
17' 2" x 8' 3" (5.23m x 2.51m)

First Floor

Principal Bedroom
12' 2" x 11' 5" (3.71m x 3.48m)

Dressing Room
9' 11" x 9' 9" (3.02m x 2.97m)

Bedroom Two
11' 2" x 8' 3" (3.40m x 2.51m)

Bedroom Three
9' 11" x 9' 2" (3.02m x 2.79m)

Bathroom
6' 11" x 6' 8" (2.11m x 2.03m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

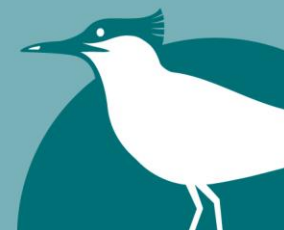
TOTAL FLOOR AREA : 1288 sq.ft. (119.6 sq.m.) approx.

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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