



28 The Freedown  
St. Margarets-At-Cliffe, CT15 6BD  
£360,000

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# 28 The Freedown

St. Margarets-At-Cliffe, Dover

A deceptively spacious semi-detached family home set in a quiet cul-de-sac location within this sought after coastal village.

## Situation

28 The Freedown is located within a small cul-de-sac of like styled properties just off the centre of this sought after village offering local amenities including a general store, post office, hairdressers and a selection of public houses and cafes. The surrounding countryside consists of gently undulating hills, the dramatic white cliffs of Dover and the ever popular St Margaret's Bay with its beach set amongst protected National Trust land, all just a stroll away. The larger towns of Deal and Dover to the north and south respectively offer a good choice of shopping, sporting and leisure facilities. The closest mainline railway station is at Martin Mill, approximately two miles away with links to the Javelin high speed service to London St Pancras.

## The Property

Occupying a peaceful position within a quiet cul-de-sac, No. 28 is a bright and deceptively spacious semi-detached family home that has been updated by the current owners. The well-presented accommodation includes a spacious sitting room with French doors opening onto the rear garden, creating a connection to the outdoor space. To the front of the property is a separate dining room, which flows seamlessly into the dual-aspect kitchen. The kitchen is fitted with a sleek range of matching units and benefits from integrated cooking appliances. The ground floor also offers a double bedroom and a modern bathroom, while the first floor comprises three further bedrooms and a convenient cloakroom. This much loved home is fully double glazed and gas centrally heated.

## Outside

No. 28 benefits from lawned gardens to both the front and rear, each bordered by mature flower and shrub beds that provide privacy and year-round interest. To the side of the property, a driveway provides off-road parking and leads to the single garage, measuring 15'9" x 8'4" (4.80m x 2.54m). The garage is fitted with power, lighting and an electric door. A timber gate provides access to the rear garden, where a paved patio extends around the rear elevation and can be accessed directly from the sitting room via the French doors, offering a pleasant space for outdoor seating.

## 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: D

## EPC Rating: D

## 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

22' 5" x 10' 10" (6.83m x 3.30m) reducing to 9' 11" (3.02m)

### Dining Room

14' 10" x 10' 10" (4.52m x 3.30m)

### Kitchen

8' 4" x 8' 4" (2.54m x 2.54m)

### Bedroom Three

9' 5" x 8' 4" (2.87m x 2.54m)

### Bathroom

7' 1" x 4' 11" (2.16m x 1.50m)

### First Floor

### Bedroom One

12' 3" to front of fitted wardrobes x 8' 0" (3.73m x 2.44m)

### Bedroom Two

11' 3" max x 10' 9" (3.43m x 3.27m)

### Bedroom Four

7' 11" x 7' 7" (2.41m x 2.31m)

### Cloakroom

7' 7" max x 5' 4" (2.31m x 1.62m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 58 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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