Jenkinson estates

Tappington | Salisbury Road

St Margarets Bay

Asking Price £1,250,000

# Freehold

261 SQ. Metres (2809.38 SQ. Feet)

Council Tax: G

EPC Rating = D

Substantial Detached Home

Stunning, Unrivalled Sea Views

Offering Four Bedrooms

Driveway and Garage

Rear Enclosed Garden

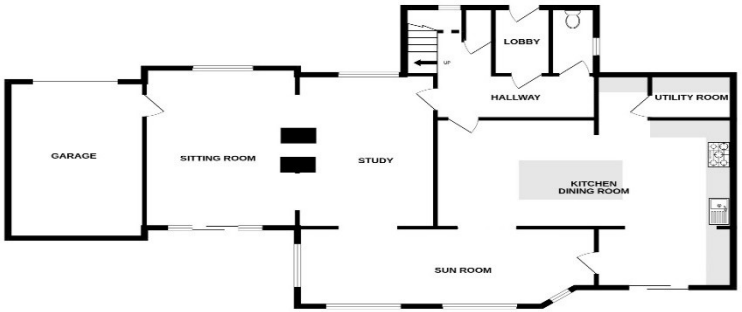
Master Bedroom with En-suite Bathroom

Jenkinson Estates are pleased to bring to the market this substantial detached home, occupying an extensive plot and situated in one of the most sought after private roads in the coastal village of St Margaret's Bay. The property's elevated position offers unrivalled sea views across the English Channel towards the French Coast, which is visible on a clear day. The property, which is believed to date from the 1930's and has been significantly improved and enlarged over the years to provide an excellent family home taking full advantage of its wonderful location. The property offers spacious accommodation in the form of a living room, a study, a sun room and an impressive kitchen / dining room, which leads to a utility room. The first floor continues to impress with the four well proportioned bedrooms, all facing out to sea. Each has access to a tremendous full width balcony with spectacular views over the bay and the Channel. Including an impressive master bedroom, with Juliet balcony and a spacious en-suite bathroom which includes two wash basins, a W.C, roll top bath and a walk-in shower. The additional three bedrooms, all of which have access onto the impressive balcony to the rear while the second bedroom also benefits from an en-suite shower room. The family bathroom, which also offers a four piece suite, completes the accommodation. Externally the property benefits from gated off street parking in the form of a paved driveway which leads to the integral garage. Externally there are front and rear gardens which have been landscaped and includes a spacious patio seating area. A truly wonderful home, that is tucked away in an exclusive private road that really must be viewed.

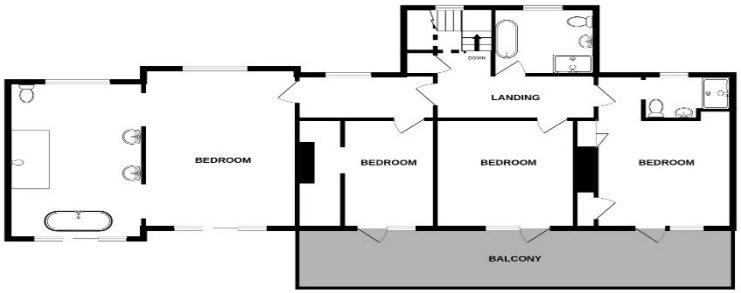
Council Tax Band G

£100p/a to Residents Association

GROUND FLOOR




1ST FLOOR




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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## Accommodation

Entrance Via;
Lobby
Hallway
15'10" x 12'2" (4.83m x 3.71m)
Sitting Room
17'6" x 17'4" (5.33m x 5.28m)
Study
16'2" x 13'9" (4.93m x 4.19m)
Sun Room
29'0" x 10'5" (8.84m x 3.18m)
Kitchen / Dining Room
25'9" x 23'8" (7.85m x 7.21m)
Utility Room
6'6" x 5'0" (1.98m x 1.52m)
First Floor Landing
Bedroom One
17'6" x 17'3" (5.33m x 5.26m)
En-Suite Bathroom
17'1" x 12'5" (5.21m x 3.78m)
Bedroom Two
12'5" x 12'5" (3.78m x 3.78m)
Bedroom Three
13'2" x 9'4" (4.01m x 2.84m)
Walk-in Wardrobe
12'6" x 4'2" (3.81m x 1.27m)
Bedroom Four
11'5" x 11'4" (3.48m x 3.45m)
En-Suite Shower Room
7'4" x 4'4" (2.24m x 1.32m)
Family Bathroom
8'5" x 7'7" (2.57m x 2.31m)

Driveway and Garage
Front and Rear Gardens

Jenkinson Estates
4 West Street, Deal, Kent, CT14 6AE

01304 373 984
info@jenkinsonestates.co.uk
www.jenkinsonestates.co.uk

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.