



Flat 5, Bolonia 33 The Droveway
St. Margarets Bay, CT15 6BZ
£195,000

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Flat 5, Bolonia

33 The Droveaway, St. Margarets Bay

An immaculate, fully refurbished first floor apartment, situated in an ever-popular residential location in St Margaret's Bay.

Situation

Bolonia is situated along The Droveaway, a popular residential location in a most sought after village. St Margaret's Bay forms an attractive fold in the dramatic White Cliffs of Dover, steeped in history and being located at one of the closest points to the continent. Neighbouring countryside is recognised as an Area of Outstanding Natural Beauty with a network of footpaths running along the cliff tops. A sheltered beach is nearby and the village centre provides useful amenities including a primary school, pubs and restaurants, village shop and Post office. To the north lies the cinque port town of Deal and to the south the port of Dover, both with mainline rail services inclusive of the Javelin High Speed link to London St Pancras.

The Property

Nestled in the picturesque setting of St. Margaret's Bay, this immaculate first-floor apartment exudes charm and modern elegance. Originally part of a historic convent dating back to the late 1800s, the main building has been thoughtfully converted into six distinct homes, each blending character with modern convenience. Ascending an external staircase, No: 5 welcomes you with a stairwell leading to a bright open plan sitting/dining room, ideal for relaxing and entertaining. The well-equipped kitchen features modern fittings, a breakfast bar, and integral dishwasher and cooking appliances. Complementing the kitchen is a practical utility/laundry room with fitted storage. There are two good size double bedrooms, the second with fitted eaves cupboards and a useful study nook. The first bedroom enjoys delightful views across the neighboring countryside. Completing the accommodation is a beautifully

finished bathroom, which includes a spacious walk-in shower.

Outside

An external wrought iron staircase provides access to the private first-floor entrance. A small seating area at the top of the stairs offers space for a table and chairs, with pleasant views across the surrounding rolling countryside. To the rear of the property, vehicular access leads to residents' parking, providing convenient off-road parking.

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 & Maintenance Charges

Share of Freehold
900+ years remaining on lease
Service Charge: £100 pcm payable to Bolonia Residents Management Company Ltd.

Current Council Tax Band: B

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**



First floor
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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Sitting Room

19' 0" x 13' 1" (5.79m x 3.98m)

Kitchen

14' 1" x 7' 7" (4.29m x 2.31m)

Dining Area

10' 1" x 6' 6" (3.07m x 1.98m)

Bedroom One

13' 4" x 11' 1" (4.06m x 3.38m)

Bedroom Two

10' 2" x 9' 9" (3.10m x 2.97m)

Bathroom

10' 3" x 6' 4" (3.12m x 1.93m)

Utility Room

12' 9" x 4' 0" (3.88m x 1.22m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	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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