



Apartment 3 The Old Vicarage St. Georges Place
St. Margarets-At-Cliffe, CT15 6GG
£285,000

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Apartment 3 The Old Vicarage

St. Georges Place, St. Margarets-At-Cliffe

A stylish ground floor apartment in a beautiful setting within the centre of the village. No onward chain

Situation

Nestled within serene private gardens and lush woodland, The Old Vicarage stands as a striking example of architecturally designed excellence. Situated in the tranquil enclave of St George's Place, it enjoys a peaceful ambience while being conveniently close to the village centre, which hosts a range of amenities. Nearby, the sea beckons with its sheltered beach and cliff top walks along the coastal path, all set amidst the protected expanse of National Trust Land. For broader options, the vibrant towns of Deal and Dover lie to the north and south respectively, boasting diverse shopping and leisure opportunities. Just over a mile away, the Martin Mill mainline railway station provides regular coastal services and swift connections to London St Pancras via high-speed links. Moreover, easy access to the southern motorway network further enhances the accessibility of this prime location.

The Property

Set beside the village cricket ground and just a short stroll from the centre, The Old Vicarage is an elegant development of ten bespoke apartments, designed by award-winning architects Clague and completed in 2006. Apartment 3 blends contemporary design with practical living, featuring a spacious open-plan layout where natural light floods through a striking square bay window and French doors open onto a private patio. The sleek, individually crafted kitchen is fitted with integrated appliances, complemented by a discreet utility cupboard. There are two generous double bedrooms, including a principal suite with en-suite shower room, and a stylish family bathroom. Premium finishes throughout—such as solid oak doors and brushed chrome fittings—complete this beautifully appointed home.

Outside

Apartment 3 is accessed via the grand main entrance and communal hallway, secured by an entry phone system. Situated on the ground floor, it also benefits from a private rear entrance leading directly to the formal gardens. The property sits within an acre of beautifully landscaped grounds, featuring formal and kitchen gardens, a private woodland area, and a discreet gate onto Well Lane—offering a scenic shortcut to the village centre. The apartment includes a garage, access to unallocated parking at the front, additional visitor bays, a cycle store, and a shared refuse area.

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

Leasehold, with 8.12% (based on square footage) share of freehold. Lease 125 years from 1st July 2008. Annual maintenance service charge approximately £2,288.70 per annum (50% paid every 6 months) to include buildings insurance, upkeep of grounds, decoration and lighting to external and internal common areas.

Current Council Tax Band: C

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**

Ground floor
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 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/Dining Room
21' 3" x 13' 8" (6.47m x 4.16m)

Kitchen Area
9' 6" x 7' 6" (2.89m x 2.28m)

Bedroom One
17' 0" x 9' 0" (5.18m x 2.74m)

Ensuite Shower Room
6' 1" x 4' 11" (1.85m x 1.50m)

Bedroom Two
10' 6" x 8' 3" (3.20m x 2.51m)

Bathroom
9' 10" x 5' 2" (2.99m x 1.57m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 c	80 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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