



Flat 1 Townsend Farm, Station Road  
St. Margarets-At-Cliffe, CT15 6AY  
£225,000

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# Flat 1 Townsend Farm

## Station Road, St. Margarets-At-Cliffe

A spacious ground floor apartment within a handsome Grade II Listed building, occupying a central village location, offering chain free accommodation of elegant proportions.

### Situation

The apartment is situated in the heart of the sought after village of St. Margaret's At Cliffe. The village offers a range of local amenities including a general store, post office, primary school and a selection of cafes, inns and restaurants. A regular bus service across the road provides access to the larger towns of Deal and Dover where more diverse facilities 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

Flat 1 Townsend Farm occupies a prime central village position within an attractive Grade II Listed building. This beautifully proportioned ground-floor apartment features a grand private entrance, impressive ceiling heights and an enclosed lawned garden to the rear. The entrance hall, featuring an attractive tiled floor, is flanked by two spacious bay-fronted reception rooms. To the left is a generous sitting room with a striking feature fireplace, while to the right lies a well-proportioned kitchen/diner. An inner hallway leads to two bedrooms served by a bathroom, along with a practical utility/laundry room that directly accesses the rear garden. This distinctive freehold property benefits from gas central heating, offers excellent potential for enhancement and is available with no onward chain.

### Outside

The property is approached via a walkway, where an enclosed block paved front garden leads to the personal entrance for No: 1. To the rear is a private lawned garden complete with small patio area and useful timber garden shed. Within Townsend Farm Road a driveway leads to a single garage en-bloc.

### 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: C

### EPC Rating: C

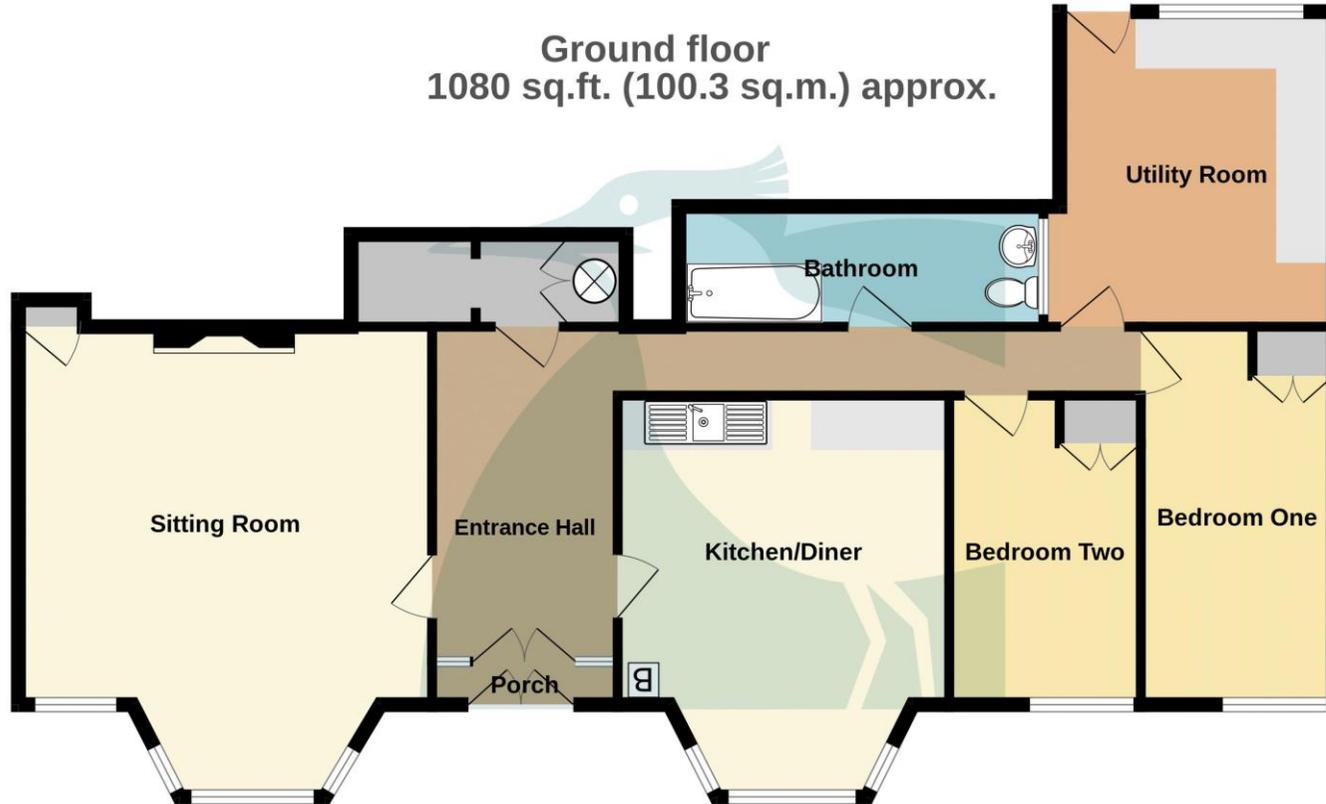
### Agents Note

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 612197**

**Ground floor**  
1080 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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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**Entrance Hall**  
13' 2" x 7' 4" (4.01m x 2.23m)

**Sitting Room**  
18' 8" into bay x 16' 4" (5.69m x 4.97m)

**Kitchen/Diner**  
16' 1" x 13' 1" (4.90m x 3.98m)

**Bathroom**  
14' 4" x 4' 9" (4.37m x 1.45m)

**Utility Room**  
12' 6" x 10' 10" (3.81m x 3.30m)

**Bedroom One**  
16' 7" x 7' 6" (5.05m x 2.28m)

**Bedroom Two**  
13' 4" x 7' 7" (4.06m x 2.31m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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