



Meadow View Sea Street  
St Margarets At Cliffe, CT15 6AR  
£425,000

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# Meadow View

Sea Street, St Margarets At Cliffe

An impressive townhouse situated in the centre of the village with spacious accommodation and beautiful cottage gardens.

## Situation

Sea Street runs through the village of St Margaret's at Cliffe, up to the crest of the hill at St Margaret's Bay and gives you the first view out across the channel. The locality offers a good array of amenities within walking distance, including a general store, post office, primary school, hairdressers and a selection of public houses and cafes. This picturesque village has a popular sheltered beach with a cafe and public inn, surrounded by protected National Trust land, gently undulating hills and the dramatic White Cliffs. Just a few miles away, the harbour town of Dover has an impressive marina, various watersport facilities and a regular ferry service to The Continent. The charming seaside town of Deal to the North is very fashionable with its mix of traditional seaside vibe, coupled with independent shops and plenty of eateries. The A2 provides easy access to the motorway network and rail services from Martin Mill link to the Javelin high speed to London St Pancras.

## The Property

Meadow View is a well presented and generously proportioned semi-detached town house originating from the inter war years, now improved and refurbished to offer a desirable family home. The property is deceptively spacious with accommodation laid out over three floors and approached from the side to a central hallway with traditional sitting room to front and including a wood burning stove. To the rear is a modern fitted kitchen, dining room with a backdrop of folding doors, bringing in plenty of light and a pleasing garden outlook. This level also houses the main shower room. The upper two levels have two bedrooms on each floor and a useful cloakroom.

## Outside

Meadow View is set back from the road with a front parking space. A gated side access leads to a rear paved patio and steps to a flat lawn garden with walled and wooden fencing providing a degree of privacy. The garden has a selection of planting to borders and a useful garden shed to the rear.

## 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

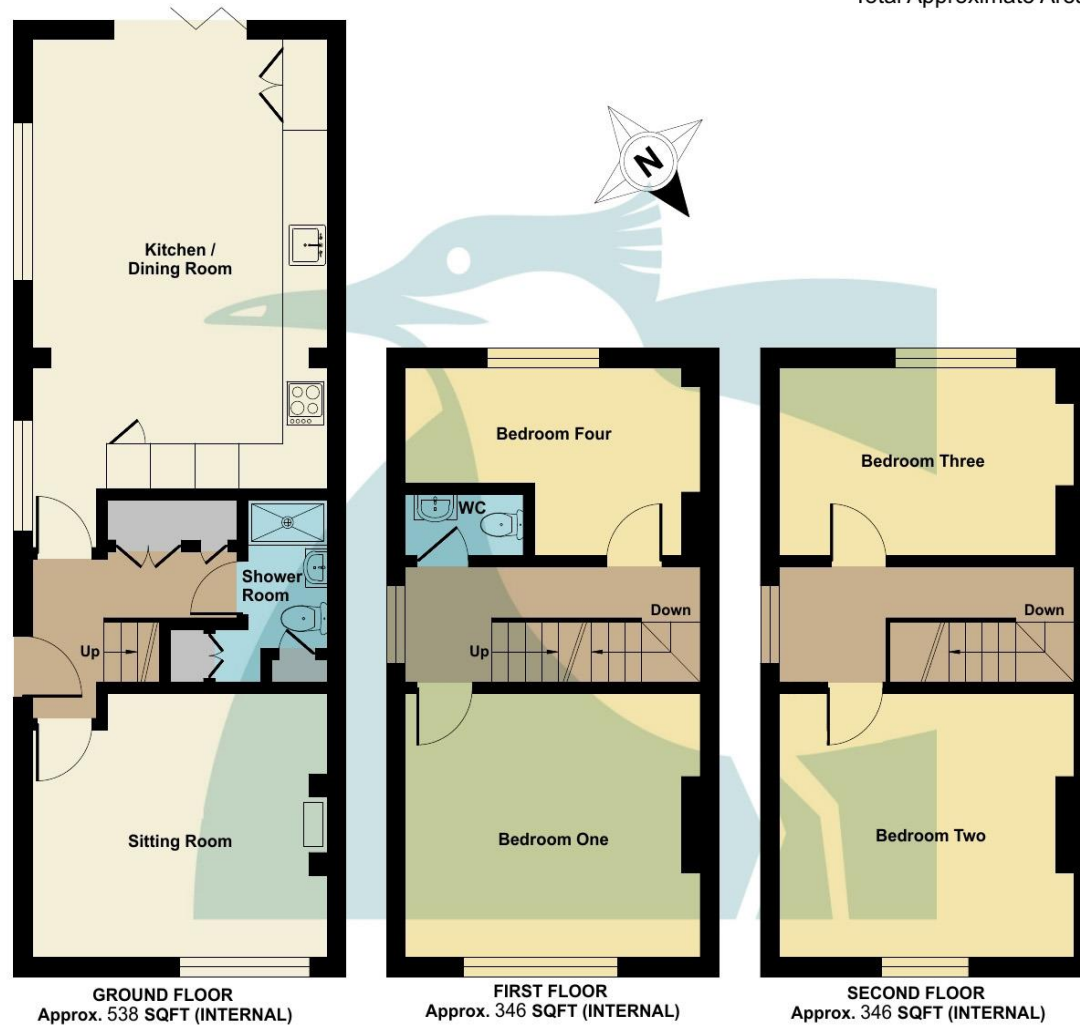
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**

Total Approximate Area = 1230 sq ft / 114 sq m

For identification only - Not to scale



### Sitting Room

13' 4" x 11' 7" (4.06m x 3.53m)

### Kitchen/Dining Room

22' 1" x 13' 1" (6.73m x 3.98m)

### Shower Room

8' 0" x 5' 6" (2.44m x 1.68m)

### First Floor

#### Bedroom One

13' 4" x 11' 9" (4.06m x 3.58m)

#### Bedroom Four

13' 3" x 8' 3" (4.04m x 2.51m)

### Second Floor

#### Bedroom Two

13' 4" x 11' 9" (4.06m x 3.58m)

#### Bedroom Three

13' 4" x 8' 6" (4.06m x 2.59m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2022. Produced for Colebrook Sturrock 2014 Limited. REF: 931946



17 The Strand, Deal, Kent, CT14 7DY  
t: 01304 381155  
walmer@colebrooksturrock.com

colebrooksturrock.com



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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