



38 Westside
East Langdon, Dover, CT15 5JG
£349,000

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38 Westside

East Langdon, Dover

A detached modern home, tucked away in a small quiet village providing contemporary accommodation.

Situation

Nestled in the gently rolling farmland of Kent, East Langdon sits just two and a half miles inland from the iconic White Cliffs of Dover near St Margaret's Bay. Together with the nearby villages of Martin and Martin Mill, it forms a charming parish centred around a traditional village green, with the historic St Augustine's Church providing a picturesque backdrop. The area benefits from local amenities including a primary school and a railway station at Martin Mill, offering convenient high-speed connections to London. Further shopping and leisure options can be found in nearby Whitfield, while Dover boasts a vibrant marina and sporting facilities, and the popular coastal town of Deal to the north is renowned for its award-winning high street, independent shops, and restaurants.

The Property

A modern home constructed circa 2018, featuring an attractive brick exterior with timber-clad upper elevations beneath a pitched tiled roof, further enhanced by the addition of solar panels. The property offers well-presented, light-filled interiors, beginning with an entrance hallway and convenient cloakroom, leading into a spacious open-plan living room and kitchen complete with fitted appliances and a breakfast bar. The first floor comprises three bedrooms, each benefiting from built-in wardrobe or cupboard space, alongside a contemporary family bathroom fitted with a separate shower cubicle, providing both comfort and practicality.

Outside

Pedestrian and wheelchair access leads to the front door. A neat and tidy garden is set behind mature hedging with double gates opening to a paved parking area to side, wrap around granite paving and patio area extend around the back of the property and side, with a raised decking area and garden space for planting. Two useful garden sheds are located either side of the property.

Services

Electric heating including solar panels. Main services of water and drainage.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: C

Agents Note

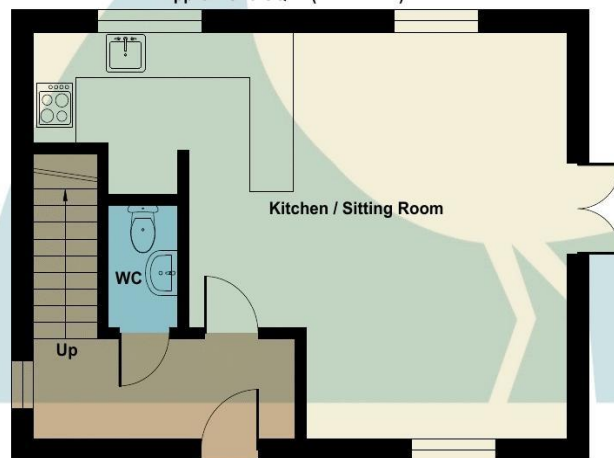
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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



FIRST FLOOR
Approx. 518 SQFT (INTERNAL)



GROUND FLOOR
Approx. 518 SQFT (INTERNAL)

Total Approximate Area = 862 sq ft / 80 sq m

For identification only - Not to scale

Kitchen/Sitting Room

24' 2" x 17' 7" (7.36m x 5.36m)

Cloakroom/WC

5' 3" x 3' 0" (1.60m x 0.91m)

First Floor

Bedroom One

11' 11" x 9' 2" (3.63m x 2.79m)

Bedroom Two

11' 11" x 8' 1" (3.63m x 2.46m)

Bedroom Three

9' 1" x 8' 5" (2.77m x 2.56m)

Bathroom

11' 11" x 4' 9" (3.63m x 1.45m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2026. Produced for Colebrook Sturrock 2014 Limited. REF: 1434563

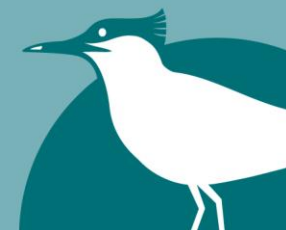
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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