



**TMS**

ESTATE AGENTS



Old Cable Hut Western Esplanade, Broadstairs, CT10 1TD

**£250,000**



RARE OPPORTUNITY TO ACQUIRE THIS HISTORIC & VERY UNIQUE DETACHED PROPERTY WITH PLANNING PERMISSION FOR A 2 STOREY 1 BEDROOM HOUSE

TMS estate agents are delighted to bring to the market the Old Telegraph Cable Hut situated at Dumpton Gap, Broadstairs.

Standing on the peak of the clifftop on Dumpton Gap with uninterrupted views, this unique property currently consists of two storage rooms and one large store area with power and water (untested). To the rear of the building you will find the garden with patio area perfect for alfresco dining. There is planning for a 2 storey, 1 bedroom house with bi-fold doors to the 1st floor overlooking the bay and a secluded private garden which will enjoy spectacular sunrises. Once converted this unique property will become a perfect holiday home, holiday let or a small business.

Dumpton Gap was identified as a suitable site for the Submarine Telegraph Company and by the early 1900's it was a fully-functioning telegraph station. The large telegraph cable sign faces out to sea to warn ships of the many telecommunication cables criss-crossing the seabed to the Continent. In 1918 telegrams and telephone calls will have been passed through Dumpton Gap's cable hut during the first world war. Don't miss your chance to own a piece of history !

Situated on the clifftops of Dumpton, The Old Cable Hut is just a short walk to the sandy beach of Dumpton Gap where you can enjoy lazy sunny days, swimming or chilling at the local coffee shop. Why not take a walk across the sands when the tide is low to Ramsgate with its Royal Harbour and many shops & restaurants or Broadstairs in the opposite direction where you can enjoy festivals of food, the dickens festival and the legendary folk week.

This really is a property not to be missed, It is a perfect opportunity for someone who wants to create their own special seaside home, small business premises or holiday let.

Call TMS today to arrange an accompanied viewing





- DETACHED FREEHOLD OPPORTUNITY
- PLANNING PERMISSION GRANTED FOR A 1 BEDROOM DWELLING
- EXCLUSIVE SEAFRONT LOCATION
- PERFECT FOR A HOLIDAY HOME
- PERFECT FOR SMALL BUSINESS OR HOLIDAY LET
- IDEALLY POSITIONED BETWEEN RAMSGATE & BROADSTAIRS
- HISTORICAL TELEGRAPH CABLE HUT
- CLOSE TO SANDY BEACH
- UNINTERRUPTED VIEWS

Entrance hall  
6'3" x 3'7" (1.91 x 1.10)

Store  
16'2" x 11'10" (4.94 x 3.61)

Storage  
5'1" x 3'7" (1.56 x 1.10)

Storage  
4'9" x 3'7" (1.47 x 1.10)

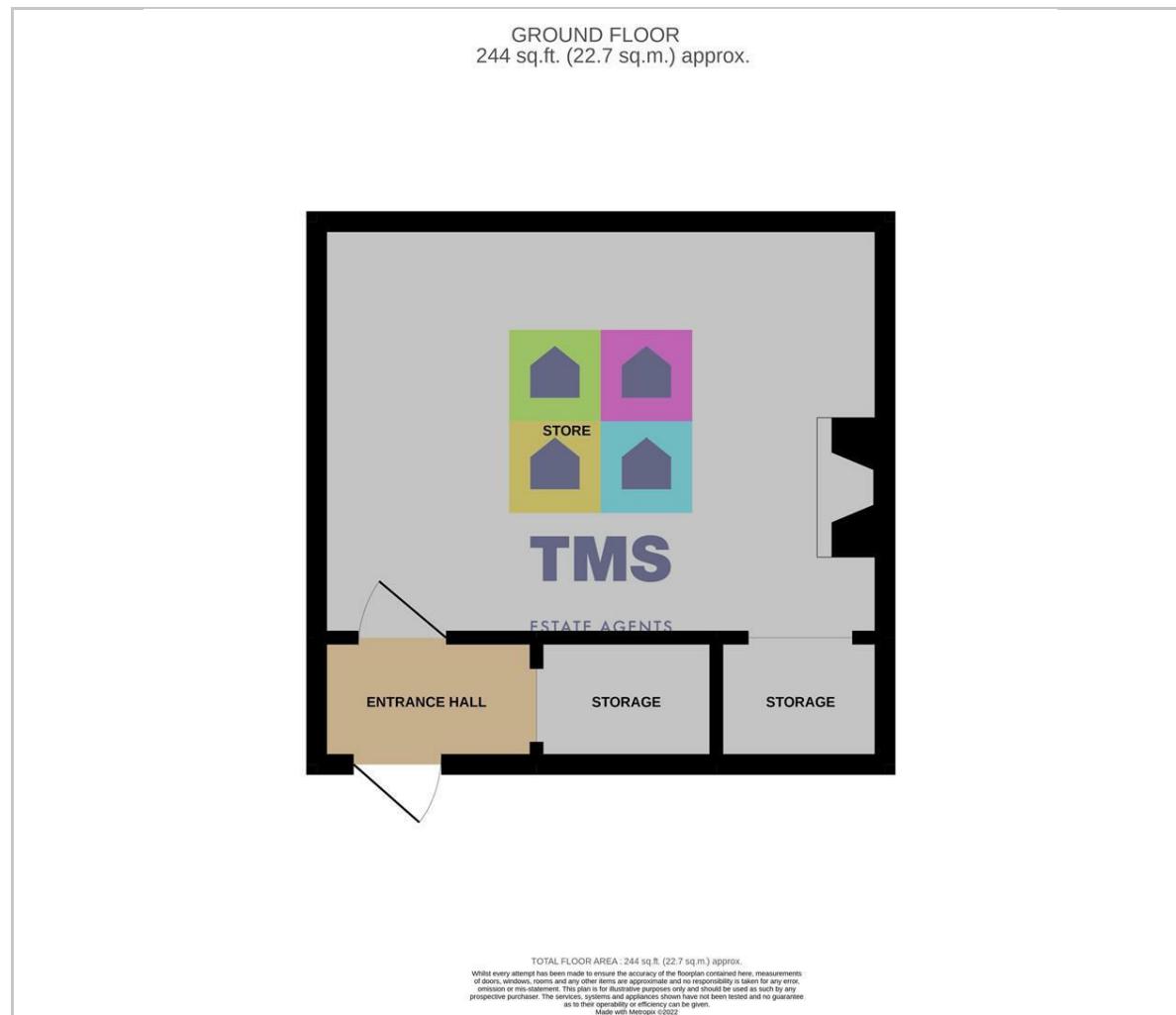
Exterior  
22'11" x 34'4" (6.99 x 10.47)  
Measurements taken from google earth

**IDENTIFICATION CHECKS**  
Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



**AGENTS NOTE**  
The property is currently a disused telecommunications Hut with residential planning permission

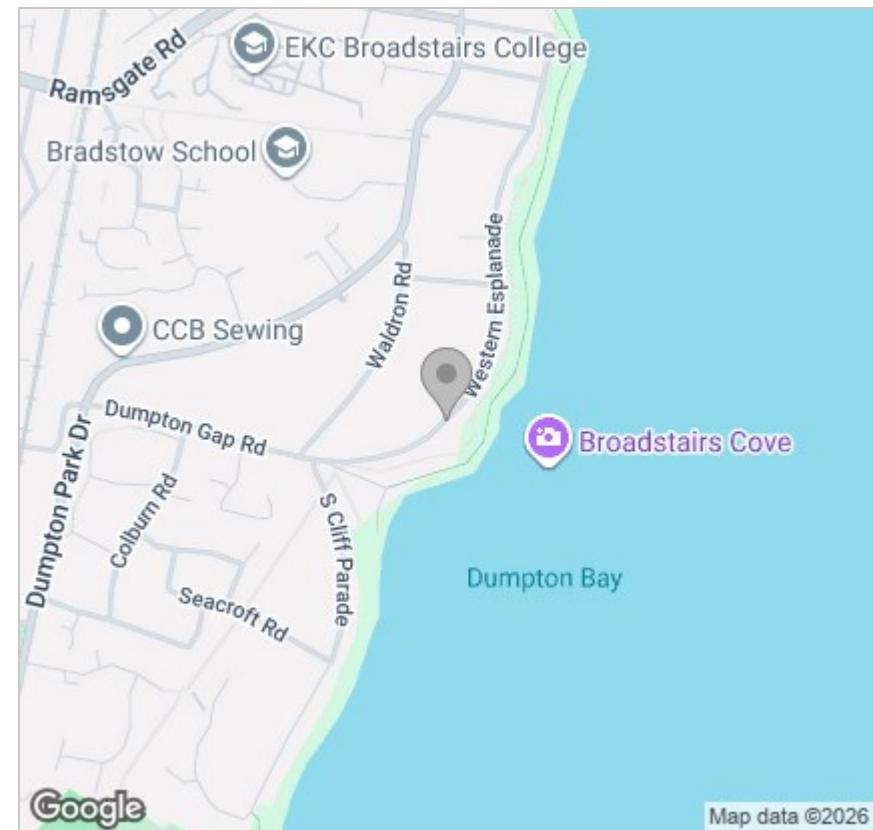
## Floor Plan



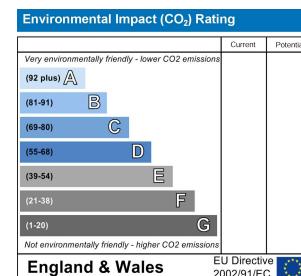
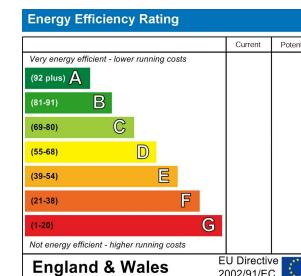
## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.