



71 Kingsdown Road  
St. Margarets-At-Cliffe, CT15 6BA  
£260,000

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# 71 Kingsdown Road

## St. Margarets-At-Cliffe

A Victorian end of terrace cottage, set on a no through road, within the popular St. Margarets At Cliffe enjoying pleasant views over the rolling countryside.

### Situation

The Property is located towards the end of Kingsdown Road, a quiet residential no through road which continues into a foot/cycle path leading, as it suggests, to the picturesque village of Kingsdown. This quiet road is just off the centre of this sought after village which offers local amenities including a general store, post office, hairdressers and a selection of public houses and cafes. The surrounding countryside consists of gently undulating hills, the dramatic white cliffs of Dover and the ever popular St Margaret's Bay with its popular beach set amongst protected National Trust land, all just a stroll away. The larger towns of Deal and Dover to the north and south respectively offer a good choice of shopping, sporting and leisure facilities. The closest mainline railway station is at Martin Mill, approximately two miles away with links to the Javelin high speed service to London St Pancras.

### The Property

This chain free end-of-terrace cottage offers spacious, light-filled accommodation and serves as a wonderful blank canvas to make your own. Enjoying a picturesque rear outlook and stunning views of the rolling countryside, the property combines character with potential. Upon entering, you are welcomed into a generous dining area featuring a lovely wood burner, which seamlessly flows into a bright and inviting living room. A large bay window at the front bathes the space in natural light, while a decorative fireplace adds to its charm. The well-proportioned kitchen is situated at the rear and boasts ample storage, generous worktop space, and a range of integrated appliances. Upstairs, the first-floor landing leads to a modern

shower room and a study with two further well-sized bedrooms positioned beyond the landing, each offering built-in wardrobe space.

### Outside

The property is set back from the road behind a low brick wall, with a pathway running alongside the house leading to the main entrance. To rear is an enclosed tiered garden with steps linking the difference levels mainly laid to lawn. A useful storage shed is conveniently positioned at the rear, providing additional practicality.

### 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: F

### 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  
435 sq.ft. (40.4 sq.m.) approx.

First floor  
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 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 Room

13' 2" x 13' 1" (4.01m x 3.98m)

### Dining Room

13' 1" x 10' 9" (3.98m x 3.27m)

### Kitchen

19' 7" x 7' 7" (5.96m x 2.31m)

### First Floor

#### Bedroom One

13' 0" x 10' 10" (3.96m x 3.30m)

#### Bedroom Two

10' 10" x 8' 1" (3.30m x 2.46m)

#### Bedroom Three

7' 7" x 5' 9" (2.31m x 1.75m)

#### Shower Room

6' 4" x 4' 8" (1.93m x 1.42m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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