



Sea Winds, 34 Lighthouse Road  
St. Margarets Bay, CT15 6EJ  
Offers in Excess of £895,000

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# Sea Winds

34 Lighthouse Road, St. Margarets Bay

An exceptional detached family residence, situated along a private road, within this highly sought after village.

## Situation

Situated along a private road which carries on to the South Foreland and rolling countryside, Sea Winds resides in a favoured location at the top of the village, within easy reach of the centre of St Margaret's at Cliffe, where a range of local amenities include a general store, post office, primary school and a selection of cafes, inns and restaurants. A regular bus service from the end of Lighthouse Road provides access to the larger towns of Deal and Dover where a wide range of independent and high street stores 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

Sea Winds is an exceptional detached family residence boasting versatile and generously proportioned accommodation. Refurbished and extended to a high specification in 2009/2010, the present owners have continued to provide improvements and renovations since 2019. The property features a striking exterior with Monocouche rendering and exquisite interior design. The interior showcases a meticulous attention to detail and clever use of space, with features such as carpets and tiling with underfloor heating in select rooms, well-placed ceiling lighting and coving, and an abundance of power and television points throughout. The kitchen is fitted with a range of high-end appliances and now includes quartz countertops, while the bathrooms and ensuites feature Roca and Grohe sanitary ware finishes. Outside, the property boasts a circular driveway, garage, and landscaped garden. The open-plan canopied entrance porch leads to a welcoming reception hall with underfloor heating. The ground floor boasts convenient amenities, comprising a cloakroom, storage spaces and a well-appointed double bedroom featuring fitted cupboards and an ensuite shower room. This arrangement proves especially beneficial for those with reduced mobility. A generously proportioned sitting/dining room features a "Kalfire" gas fire, while a modern kitchen/breakfast room with a vaulted ceiling and French doors opening to the rear garden enriches the living space. Additionally, there is a utility room and a study on this level. Upstairs, the property features a master bedroom with ensuite bathroom, one further double bedroom, a family shower room, and a versatile fourth bedroom/dressing room. The property is further enhanced by its thoughtful design, including features such as Velux windows, recessed lighting, and modern fixtures and fittings throughout.

## Outside

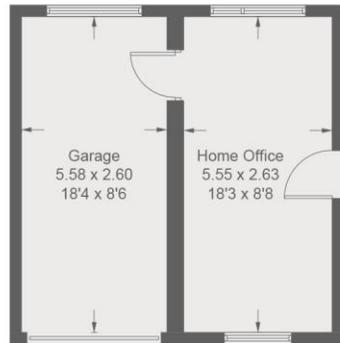
To the front of the property, landscaped gardens boast well-stocked borders and a raised central island abundant with diverse planting, shrubs, and bushes. A block-paved carriage driveway offers dual access to the roadway, complemented by an outside tap and double wooden gates leading to additional parking space. Nestled within this space is the detached garage, featuring an electric insulated roller door, power, lighting, and a connecting doorway to an office/study, well-equipped with insulation, power points, radiators, and double glazed windows. Moving to the rear, a raised patio area extends from the property, accompanied by outdoor lighting and an electric awning, ideal for alfresco dining. Further steps lead to a block-paved patio area with additional lighting, power supply and timber pergola, while the flat lawned garden features flourishing flowerbeds, decorative arch, trellis work adorned with climbing roses, and mature trees enhancing the rear elevation.





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

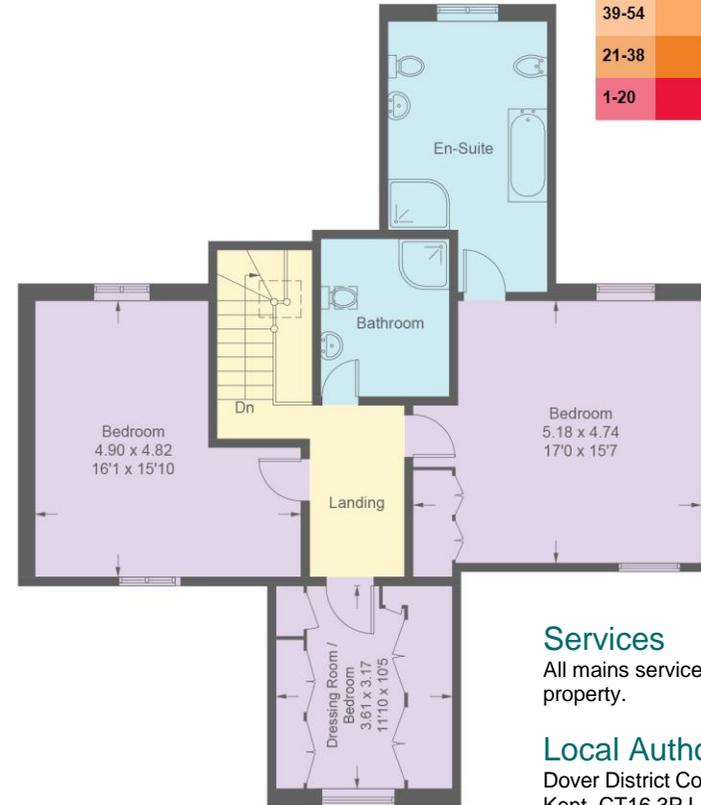
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E 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



(Not Shown In Actual Location / Orientation)  
**Outbuilding - 31.1 sq m / 335 sq ft**



**Ground Floor - 121.8 sq m / 1311 sq ft**  
 (Excluding Car Port)



**First Floor - 85.9 sq m / 925 sq ft**



Approximate Gross Internal Area = 207.7 sq m / 2236 sq ft  
 Outbuilding = 31.1 sq m / 335 sq ft  
 Total = 238.8 sq m / 2571 sq ft  
 (Excluding Car Port)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1059541)

### Services

All mains services are understood to be connected to the property.

### Local Authority

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

### Tenure

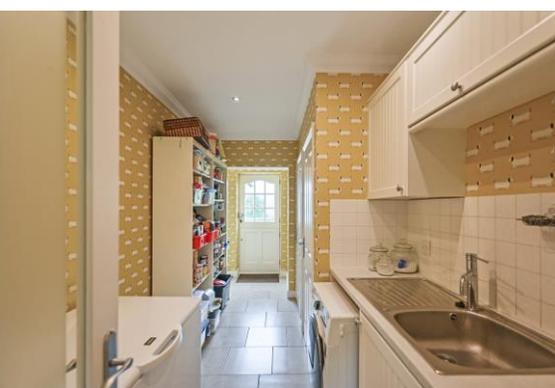
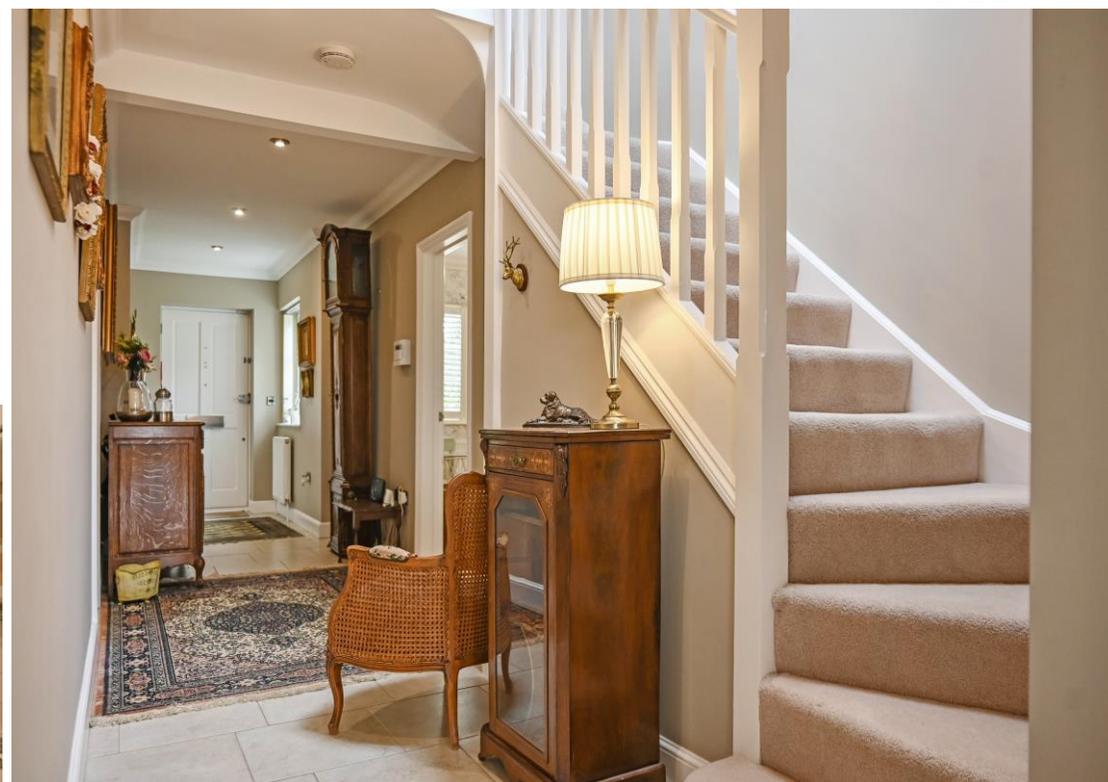
Freehold

### EPC Rating: D

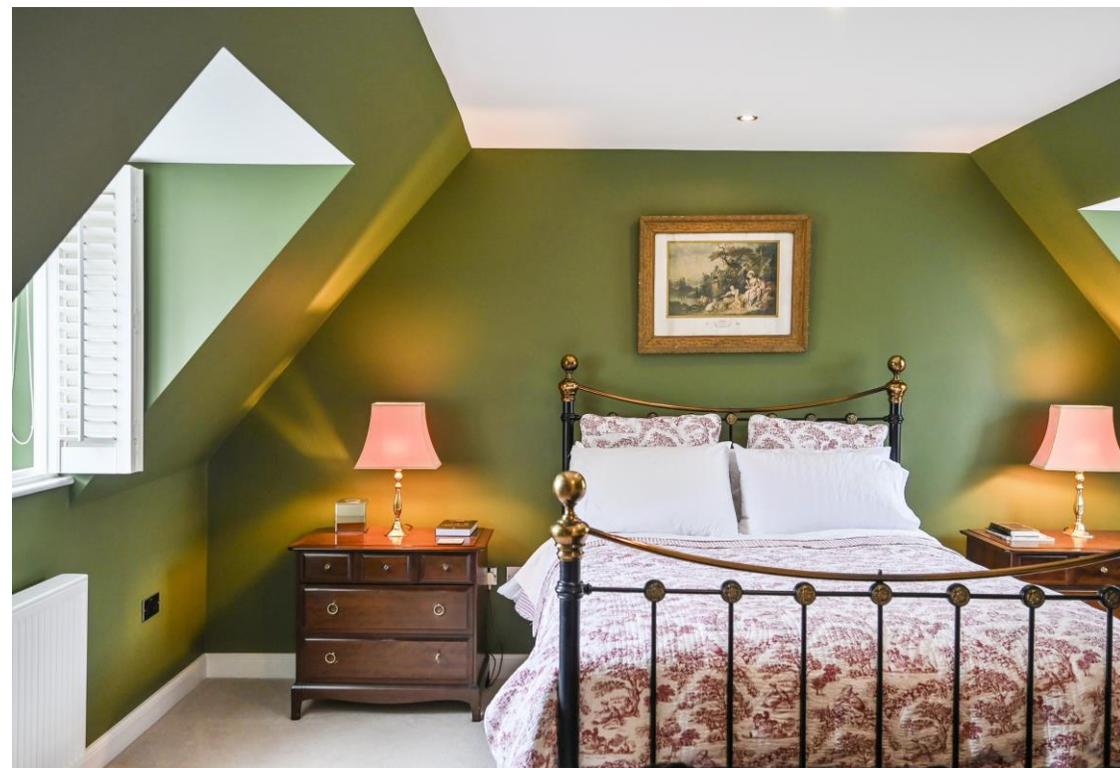
### Current Council Tax Band: F

### 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.



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17 The Strand, Walmer, Deal, Kent, CT14 7DY

t: 01304 381155

walmer@colebrooksturrock.com

www.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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