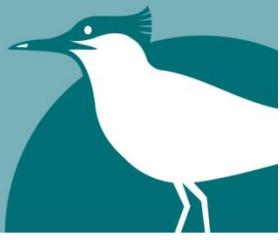




Sea Mist, 30 Lighthouse Road  
St. Margarets Bay, CT15 6EJ  
£515,000

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# Sea Mist

30 Lighthouse Road, St. Margarets Bay

An attractive detached bungalow with beautiful gardens in a tucked away location along a private road.

## Situation

Situated along a private road which carries on to the South Foreland and rolling countryside, Sea Mist 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.

## The Property

Sea Mist is a delightful, well-presented detached bungalow having been extended and improved over the years, now with full planning consent for a further single storey rear and first floor extension to include three bedrooms and two bathrooms (Application number DOV21/00503). A wide and welcoming central hallway leads to the front two bedrooms, one with an updated ensuite comprising a double width walk-in shower. On the left-hand side is a well fitted bathroom with built-in storage, and to the back a contemporary, fully fitted kitchen equipped with integral appliances, five burner hob, inset ceramic sink and ample storage. The kitchen has a lovely open aspect leading to the dining area emphasizing its bright and airy feel with French doors providing access to the garden. The living room is of a good size with feature open fireplace, sliding doors into the

sunroom enjoying a delightful outlook across the garden.

## Outside

Set back from the road, Sea Mist has a neat front lawn framed with attractive border planting and off-street parking leading to a detached single garage. A side access leads to a generous rear garden with a paved terrace extending across the rear of the property. A gently sloping lawn with a wide selection of planting and well screened borders provide a degree of seclusion and pleasant outlook to rolling countryside beyond. A useful and well-equipped garden shed to remain.

## Services & Maintenance Charge

All mains services are understood to be connected to the property. There is a yearly maintenance charge for private road (no through road).

## Local Authority

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

## Tenure

Freehold

## Current Council Tax Band: E

## 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 852212**

Total Approximate Area = 1159 sq ft / 107.7 sq m (includes garage)

For identification only - Not to scale



**GROUND FLOOR**  
Approx. 996 SQFT (INTERNAL)

**GARAGE**  
Approx. 163 SQFT (INTERNAL)

### Sitting Room

15' 8" x 12' 9" (4.77m x 3.88m)

### Kitchen/Dining Room

18' 2" x 12' 10" (5.53m x 3.91m)

### Conservatory

9' 8" x 7' 1" (2.94m x 2.16m)

### Bedroom One

13' 1" x 11' 0" (3.98m x 3.35m)

### Bedroom Two

11' 1" x 10' 9" (3.38m x 3.27m)

### Ensuite Shower Room

8' 9" x 3' 10" (2.66m x 1.17m)

### Bathroom

8' 4" x 7' 8" (2.54m x 2.34m)

### Garage

18' 10" x 8' 7" (5.74m x 2.61m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	60   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). © nichecom 2022. Produced for Colebrook Sturrock 2014 Limited. REF: 845038

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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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