GUILDCREST ESTATES

# 52A Salisbury Road, St. Margarets Bay, Dover CT15 6DP

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## £1,200,000

Located within the picturesque setting of St Margaret's Bay, Dover, this exceptional four-bedroom detached home combines contemporary comfort with spectacular coastal views.

The property offers four spacious double bedrooms, thoughtfully arranged to accommodate both family living and visiting guests. Two bedrooms benefit from stylish en-suite bathrooms, while the remaining two are connected by a convenient Jack-and-Jill bathroom.

At the heart of the home is a bright and expansive open-plan living space, designed to maximise natural light and showcase the stunning surroundings. Large glazed windows frame panoramic views across the narrowest stretch of the English Channel, with the coastline of France visible on clear days, creating a truly remarkable backdrop.

The ground floor also features a convenient cloakroom/WC, adding practicality to the home's well-considered layout.

Positioned on a private road, the property enjoys a peaceful and exclusive setting. An integral garage provides secure parking and storage, while the private driveway offers additional off-road parking for several vehicles.

Outside, the beautifully maintained garden provides the perfect space for relaxing, entertaining, or simply enjoying the tranquillity of this sought-after coastal location.

Offering a rare combination of generous accommodation, breathtaking sea views, and an enviable position within one of Kent's most desirable coastal villages, this outstanding home presents an exceptional lifestyle opportunity.

**Kitchen / Dining Room**
35'5 x 20'11 (10.80 x 6.36)

**Office**
14'0 x 9'5 (4.26 x 2.87)

**Bedroom 4**
13'9 x 12'8 (4.20 x 3.87)

**Bedroom 1**
17'1 x 12'8 (5.20 x 3.87)

**Dressing Room**
12'8 x 7'2 (3.87 x 2.18)

**Bedroom 2**
16'4 x 12'8 (4.97 x 3.87)

**Bedroom 3**
13'9 x 12'8 (4.18 x 3.86)

**Garage**
18'10 x 12'3 (5.74 x 3.74)

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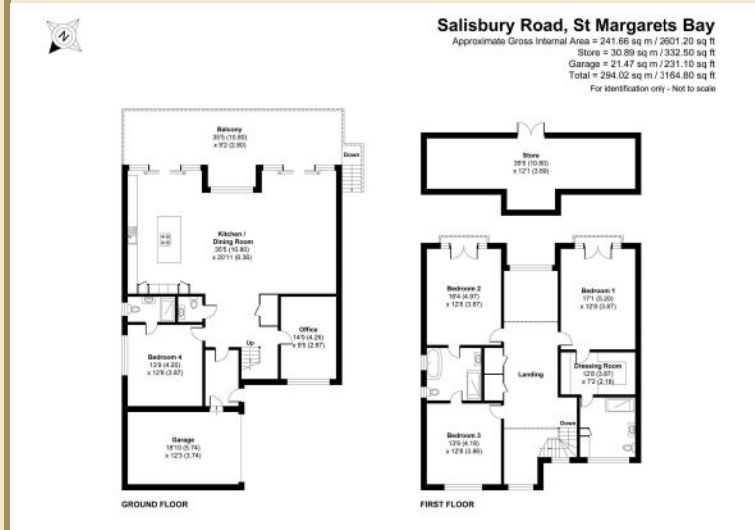
## *Key Features*

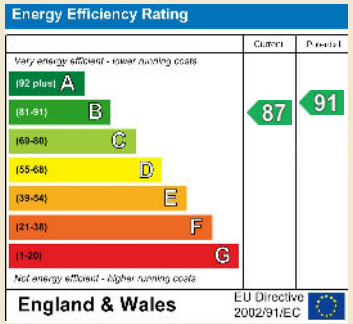
- 4 double bedrooms
- 2 en-suite bathrooms
- Open-plan living area
- Integral garage
- Driveway parking
- Views of the Channel
- Private road location

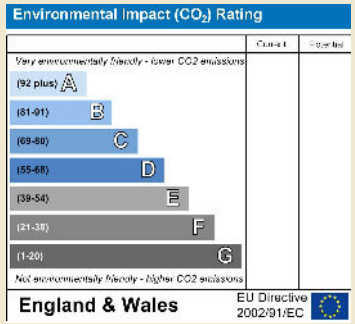
## *Important Information*

Freehold
House - Detached
2601.20 sq ft
Council Tax Band G
EPC Rating B

£1,200,000



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