

PHILLIPS & STUBBS



coastal +
COUNTRY



Located within the Dungeness Estate, Dungeness is only one of four areas recognised as High Nature Conservation Value (HNCV) in Kent. In fact Dungeness is the only Grade I star sight in Kent identified by the Nature Conservancy Council and therefore designated as a Site of Special Scientific Interest (SSSI). The area is also popular with artists and photographers and features regularly in numerous Life Style magazines. There are local shopping facilities and amenities catering for most day to day needs in Greatstone and Littlestone as well as several local pubs. New Romney is approximately three miles away offering supermarkets as well as a wider range of shopping facilities. The Channel Tunnel at Folkestone is approximately 16 miles and Dover approximately 26 miles. Mainline railway stations locally are at Appledore and Ham Street both within 9 miles being on the Ashford to Eastbourne line. Ashford International is approximately 13 miles and has the high speed service to London St Pancras in 37minutes. The M20 may also be joined at Ashford with connections to the M25.

Forming a detached single storey timber framed property presenting black weatherboard elevations beneath a pitched felt roof. All windows and doors are hardwood with dual locks.

Note: Due to the 'non-standard' construction of the property mortgage lending maybe limited, we suggest prospective buyers make their own enquiries.

The accommodation comprises side door into an **entrance lobby** and inner door to the **kitchen** fitted with a range of base and wall mounted units incorporating a 4 ring gas hob (uses bottled gas), stainless steel sink unit, space for fridge/freezer. Window to front.

Main double aspect living/dining room has vaulted white washed tongue and groove panelling which is continued throughout the property, oak flooring. Night storage heater. Wide opening into the **snug** which has double doors out to the garden with views of the old Lighthouse.

Inner hallway with doors off to both bedrooms and bathroom.

Bedroom 1 being triple aspect, pine flooring and night storage heater.

Bedroom 2 having a vaulted ceiling, window to rear.

Bathroom comprising panelled compact bath with shower over, wash hand basin, w.c, built in cupboard, window to front.

Outside: Natural gardens surround the property and there are open boundaries as fencing is restricted on the estate. Parking area for several cars.

Local Authority – Folkestone and Hythe. Council Tax Band A

Mains electricity and water. Private drainage (new cesspool)

Predicted mobile phone coverage: Three

Broadband speed: Speed download 24MB/sec 2MB/sec upload (supplier VFast)

Flood risk summary: Very low risk. Source GOV.UK

Price guide: £645,000 Freehold

Wind Shift, Dungeness Road, Dungeness, Kent TN29 9ND



A detached single storey coastal house located between the old and new lighthouses set well back off an unmade track within the Dungeness Estate with views over the shingle beds.

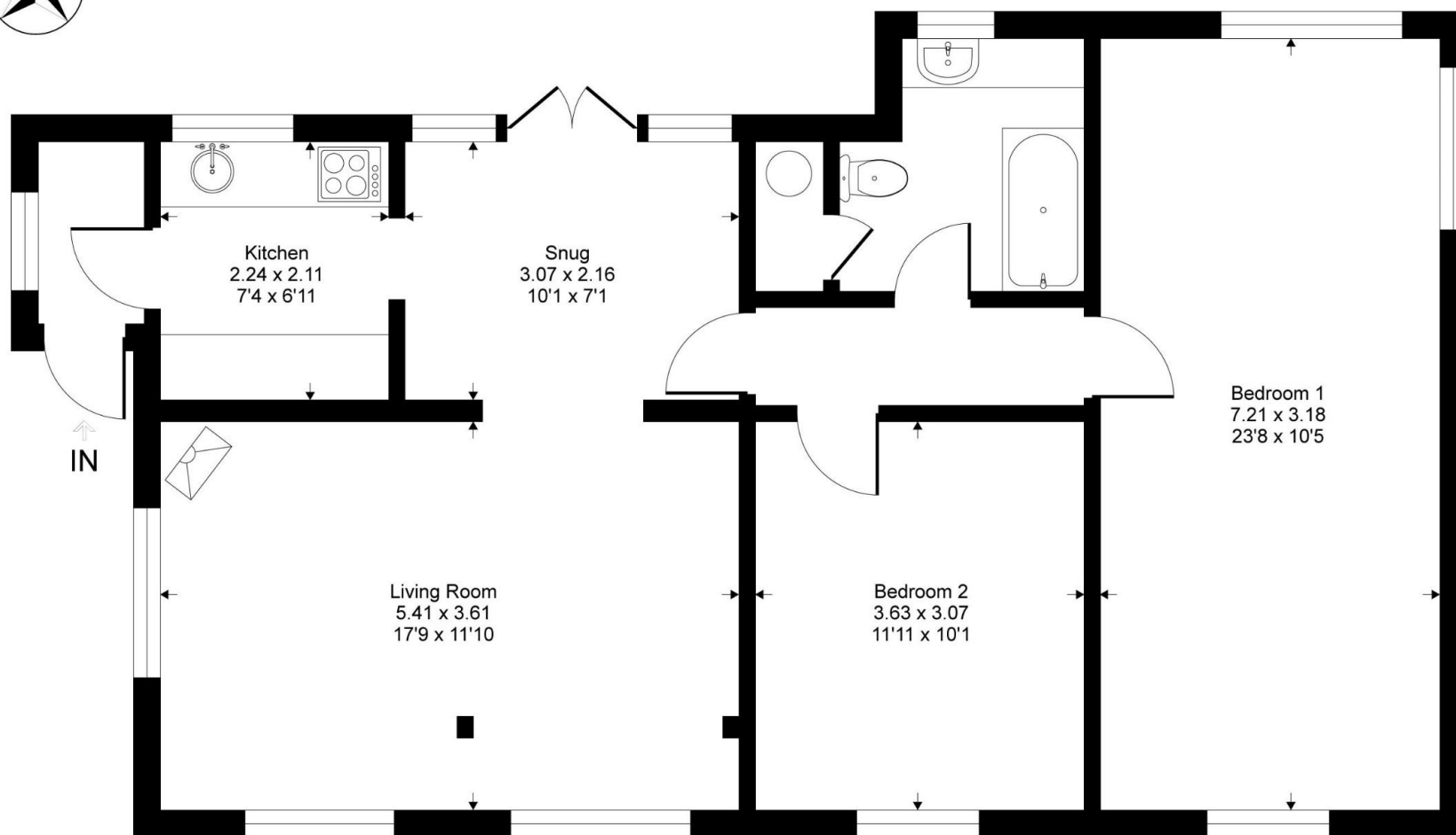
- Main open plan living/dining area with woodburning stove • Snug • Kitchen with side lobby
- Inner hallway • 2 bedrooms • Bathroom • Electric heating
- EPC rating E • Natural gardens to front and rear



Directions: From Lydd proceed in a southerly direction on the Dungeness Road for several miles staying on the main road where you will eventually see the turning to Dungeness Estate on the right hand side just before the Pilot pub. Continue into the Dungeness Estate following the road then just before the New Lighthouse (on the left), there is a right hand fork in the road which leads to the Old Lighthouse and railway station, turn right here and after 20-30 yds there is an unmade track on the right, literally before a layby also on the right. The track serves several other neighbouring properties, Wind Shift is at the far end. As this track is unmade care should be taken if driving a low slung vehicle.

Windshift

Approximate Gross Internal Area = 82 sq m / 878 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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