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Little Rock

INDEPENDENT
Valuers, Letting & Estate
Agents

Established 100 years



"...in the **heart of the popular village** of Kingsdown."



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Distances

- Sandwich 6 miles
- Dover 9 miles
- Canterbury 30 minutes
- London 82 minutes
(By HST from Deal)
- Channel Tunnel 30 minutes

Times & distances are approximate.

Summary

- Entrance Hall and Cloakroom
- Living Room
- Kitchen/Diner
- 3 Bedrooms
- Family Bathroom
- Off-road Parking for 2-3 cars
- Enclosed rear Garden

Little Rock The Rise, Kingsdown, Kent CT14 8DG

An attractively presented family home situated in the heart of the popular village of Kingsdown.



Little Rock is an attractively presented family home situated in the heart of the sought after village of Kingsdown. Located at the top of The Rise the property provides easy access to all local amenities, shops, the seafront and neighbouring countryside. The house offers spacious and light accommodation with features including solid wood floors, recessed spotlights and solid wood doors. It also benefits from a recently finished forecourt which offers off road parking for 2-3 cars and a good sized garden to the rear.

Kingsdown lies at the Northern end of the White Cliffs between Deal and Dover. Deal, with its largely unspoilt seafront, enjoys good High Street shopping with a number of major retailers complemented by an excellent selection of local shops and trades. In January 2014 the town won The Daily Telegraph Award for High Street of the Year. In March 2018, 2020 and again 2021 it was mentioned in the Sunday Times as one of the "Best Places to Live" in the UK. The railway station offers frequent London services - including high-speed services to St Pancras - and good access exists to the Channel Ports, Canterbury, the Channel Tunnel Terminal and the motorway network.

A full range of private and state educational facilities can be found locally and the general area is renowned for its sporting, leisure and recreational opportunities with golf courses of national and international status and excellent bathing, fishing, boating and sailing along the varied coastline.

Accommodation consisting of:

GROUND FLOOR

Front door opens to spacious **Entrance Hall** Built in cloaks cupboard. **Cloakroom** Close coupled w.c., wash hand basin. Door through to **Living Room** Fireplace fitted with cast iron wood burning stove. Door out to the garden. Communicating door to **Kitchen/Diner** Double aspect (*southeast and northwest*) **Kitchen** is attractively fitted in matching units comprising L-shaped granite effect worktop incorporating one and a half bowl composite sink with mixer tap over and drainer. Space and plumbing for washing machine, integrated dish washer, and range of drawers under. 5 ring Cuisinester Range cooker with 5 gas hob, griddle and electric ovens and extractor hood over. Further worktop with range of drawers and cupboards under. Integrated fridge/freezer. Further worktop with integral bin drawer and further drawer units under. Under stairs shelved pantry cupboard.

Staircase leads from the Entrance Hall to:

FIRST FLOOR

Landing full height cupboard housing Gloworm gas fired combi-boiler and linen shelving. **Bedroom 1** (*rear*) Double with built in wardrobe cupboards and drawers under. Sea view over the rooftops of the village. **Bedroom 2** (*front*) Double. **Bedroom 3** (*front*) Double. **Family Bathroom** Attractively fitted with 4-piece suite comprising panelled bath with part tiled wall, mixer tap and shower fitment over, close coupled WC, wall mounted wash hand basin, fully tiled corner shower enclosure, chrome ladder towel rail.



OUTSIDE

To the front of the property there is a large brick paved **Forecourt** with parking for 2-3 cars.

To the rear of the property there is a fully enclosed, south east facing **Garden** comprising **Patio** area, and attractively planted with shrub borders and vegetable beds. A path leads through to an additional gravel area with seating and a timber **Shed**. To the side of the house there is a further brick built **Store** with electricity. Pedestrian side access.



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GENERAL INFORMATION

Tenure: Freehold

Services: All mains services connected.

Local Authority:

Dover District Council
Telephone 01304 821199.
email: customerservices
@dover.gov.uk

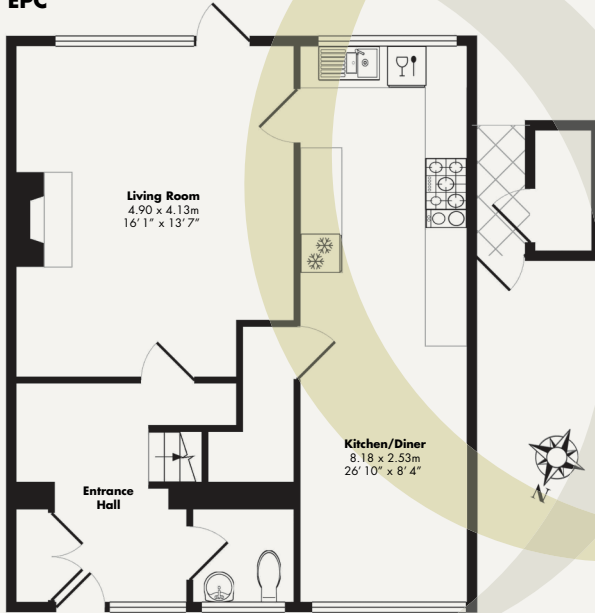
Council Tax: Band D

£1,957.43 per annum
2021/22

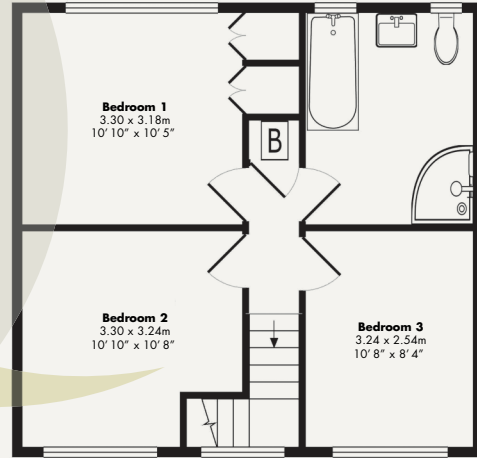
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (85-91)		
A (79-84)		
B (73-78)		
C (67-72)		
D (62-66)		
E (56-61)		
F (51-55)		
G (45-50)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC



Ground Floor



First Floor

Total Area (As per EPC)
Approx. 98.3 sq. metres (1059 sq. feet)



Important Notice: Bright & Bright, their clients and any joint agents advise that:- **1:** These particulars are for guidance only and although intended to give a fair description of the property any measurements, dimensions, distances, orientations or other statements should not be relied upon as fact. **2:** Appliances, services, central heating and any other equipment mentioned have not been tested and purchasers must satisfy themselves through their own enquiries or investigations. **3:** Bright & Bright and their staff are not authorised to make or give any representations or warranties in relation to the property either on their own behalf or on behalf of their client or otherwise. **4:** Purchasers should satisfy themselves that the property has all necessary planning consents, building regulation approval or any other necessary consents. **5:** These particulars do not constitute part of any offer or contract.

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