



**PLOT 2 BEAU LANE 4B THE DROVEWAY**  
**ST. MARGARETS BAY**

**£470,000**

- Brand New Development
- 5 Bed Houses

- Only 2 Remaining
- Open Plan Living

## ABOUT

ONLY 4 REMAINING...

### OVERVIEW

The Droveaway is a brand new development which sits in the pretty village location of St Margaret's. These fantastic new homes have been built to a very good standard and by reputable local developer.

Each home comes with a downstairs WC, a high spec kitchen including integrated appliances and come with a ten year NHBC warranty.

### SPECIFICATION

High end sockets with USB charging lead points

Internet access points to each room

AEG appliances

Symphony kitchens

Quartz worktops to kitchens.

High spec bathroom sourced from City Plumbing

Security alarms fitted

Tiled downstairs throughout

Underfloor heating to downstairs

Carpets fitted to upstairs

Hardwood staircases

Oak doors

Grey aluminium bi fold doors to rear

\*Please note the photographs used are of Plots 3 & 5 The Droveaway.

For further information, to register your interest or book a viewing, please contact our Deal branch;

01304 800555 / deal@milesandbarr.co.uk

## LOCATION

St Margaret's-at-Cliffe is situated on the south east coast between Dover and Deal. The charming village has several local shops, a 12th century Parish church, Village Hall, Post office, a number of pubs and stunning picturesque rural scenery. The beach at St Margaret's-at-Cliffe is famous for being the closest point to France and is consequently where most Channel swimmers begin their marathon 21-mile swim. The white chalk cliffs above the bay are said to be the first place the sun reaches each morning on mainland Britain.

## DESCRIPTION



30 Queens Street, Deal, Kent, CT14 6ET

t. 01304 800555 e. deal@milesandbarr.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings.