

hobbs parker

Coastal

Ocean View Dungeness Romney Marsh

HOMES WITH ADDED VITAMIN SEA



"This is one of those rare and inspirational locations that will resonate with those in search of something truly special."







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HOMES WITH ADDED VITAMIN SEA

Ocean View

Dungeness Road
Dungeness, Romney Marsh, Kent TN29 9NE

Guide Price £600,000



A Rare Opportunity in Dungeness - Iconic Three-Bedroom Fisherman's Cottage.

Set within a vast expanse of shingle with uninterrupted views stretching across the horizon, this striking three-bedroom home sits in the heart of Dungeness — a remote and increasingly sought-after nature reserve on the southeastern tip of Kent.

Accommodation

- Three bedrooms
- Lounge/diner
- Kitchen to rear
- Bathroom
- Further shower room
- Net loft
- Art gallery
- Workshop
- Shed • Outside toilet • Garden



The Home

This authentic detached fisherman's cottage is a true landmark, positioned right on the beach and surrounded by a large shingle garden stocked with poppies and other self-seeding wildflowers.

The cottage is light-filled throughout, with interiors that sensitively reflect the character of the building. Lovingly maintained the home retains many original features while benefiting from key improvements, including a new corrugated roof installed in 2022.

There are stunning views from all rooms, with the front facing towards the sea.

A spacious net loft is accessed via wooden steps to the front and features a large boarded floor, a traditional wooden door to the front, and a double-glazed door to the rear — offering flexible space for storage or further potential.

The property is heated by an efficient Hunter multi-fuel stove with a back boiler and is well-connected with good TV and internet service. Unusually for Dungeness, the property also has a small private fenced area to the rear.

Offered chain-free, this is a rare chance to own a piece of Dungeness, a place that doesn't just offer a home, but an extraordinary way of life.











Situation

Dungeness' striking landscape has garnered it the title of Britain's only desert. Its beautiful scenery has attracted a flourishing artist and architectural community.

There are two pubs on the peninsula, one at either end of the estate's road, as well as a fish hut and famous 'Snack Shack' selling freshly-caught fish and crab rolls. Nearby New Romney has a Sainsbury's and a useful high street. Most supermarkets deliver to the house. Further afield, the picturesque town of Rye has some excellent independent shops and good places to eat and drink including The George, The Standard Inn and Knoops Chocolate.

Derek Jarman's former home, Prospect Cottage, is within walking distance. Recently protected by The Arts Fund, its garden is famous for its wildflowers, sculptures made from beach-found objects and saltwater-loving flora. Hastings Contemporary is nearby and has a world-class collection of artworks including works by L. S. Lowry and Stanley Spencer.

Dungeness is around 75 miles from central London (approximately 90 minutes from Greenwich). It lies around 20 miles from Ashford International, from which trains run to King's Cross St Pancras in 38 minutes.





The house is also a 20-minute taxi ride (or a slightly longer bus journey) from Rye Station, which runs trains to King's Cross via Ashford in just over an hour.

The Dungeness Estate is an SSSI and thus covered by planning restrictions designed to protect its unique ecology for generations to come. Many buildings on the beach have been modified or demolished and replaced – but always in close collaboration with the local planning department.

Additional information

Agents note: *Please note that we are unaware of any lenders providing mortgages for this type of house at the present time.*

- Private drainage believed to be a cesspit.
- Mains electricity.
- Central Heating (multi-fuel stove with a back boiler).
- Council Tax* - Band A • Tenure* – Freehold
- Flood Risk* - Low • Broadband* – Yes
- Mobile Signal Coverage* – Yes (OfCom)

**Data from 'Sprift' via On The Market.*

Directions

Sat Nav TN29 9NE

Alternatively, the What Three Words website will take you to the property:

https://w3w.co/enveloped.trudges.friends









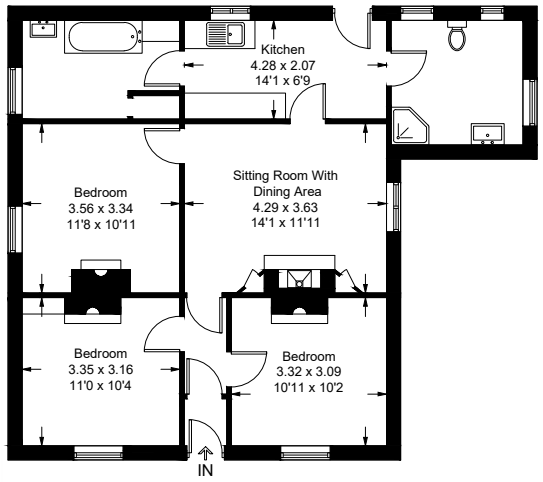
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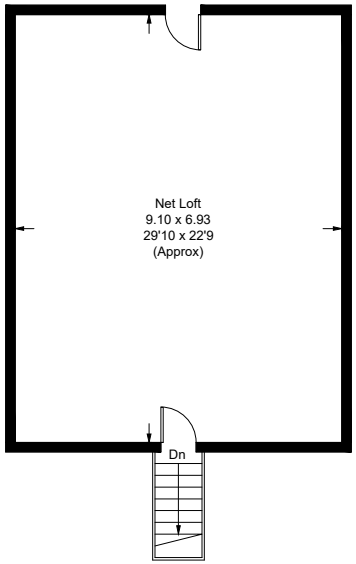
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Ocean View, Dungeness Road, Dungeness, Romney Marsh

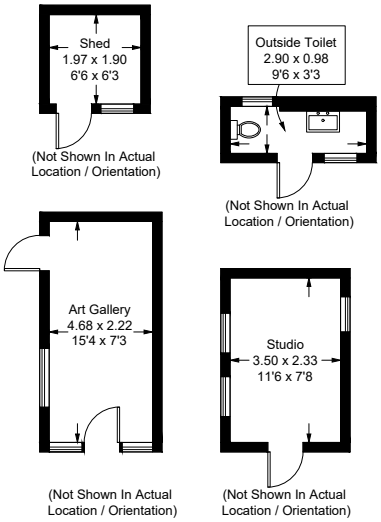


Ground Floor





First Floor (Storage)



Outbuildings

Approximate Gross Internal Area = 78.1 sq m / 841 sq ft
Net Loft = 63.2 sq m / 680 sq ft
Outbuildings = 25.0 sq m / 269 sq ft
Total = 166.3 sq m / 1790 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1238897)
www.bardenvisuals.co.uk

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Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

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If any points are particularly relevant to your interest in the property please ask for further information.

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All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

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