



Aspen Lodge

Ref: 8877783

London Road, Deal, CT14 0AD

Freehold: £950,000

Detached two storey property

20 bedrooms, 17 with en suite facilities

Refurbished with wet rooms

Shaft lift

Suitable for a variety of uses STPP

Energy Rating B



The property is a detached two storey former care home with shaft lift, that has been extended and refurbished and has 20 bedrooms of which 17 are en suite and 15 of these are wet rooms. There are also two further bathrooms.

The residents lounge opens on to a rear conservatory and there is also a separate dining room on the ground floor with access to a courtyard area.

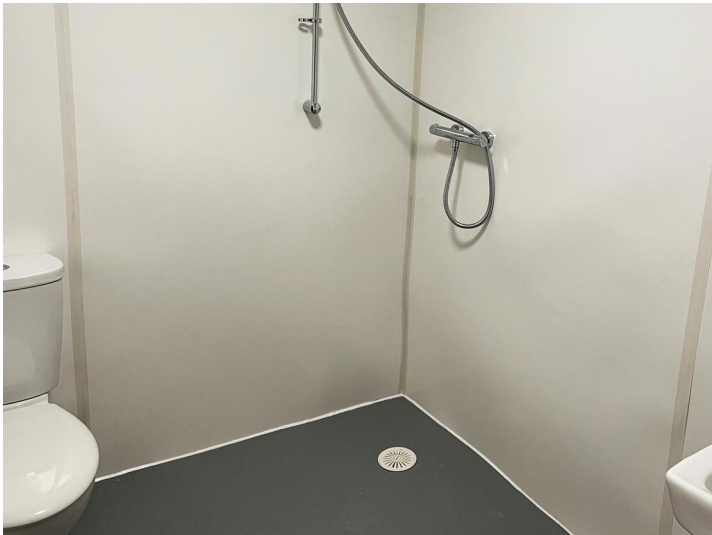
Location

The property is situated in a visible position on London Road near Sholden Village Hall and circa 1.5 miles from Deal train station which has trains to London taking around 1 hours 30 minutes.

Deal is situated on the East Kent coast circa 10 miles North of Dover and 12 miles South of Ramsgate.

Ground Floor

Residents lounge and conservatory, dining room, 8 bedrooms (5 en suite), bathroom, kitchen, laundry, offices, lift.



Other Floors

First floor:

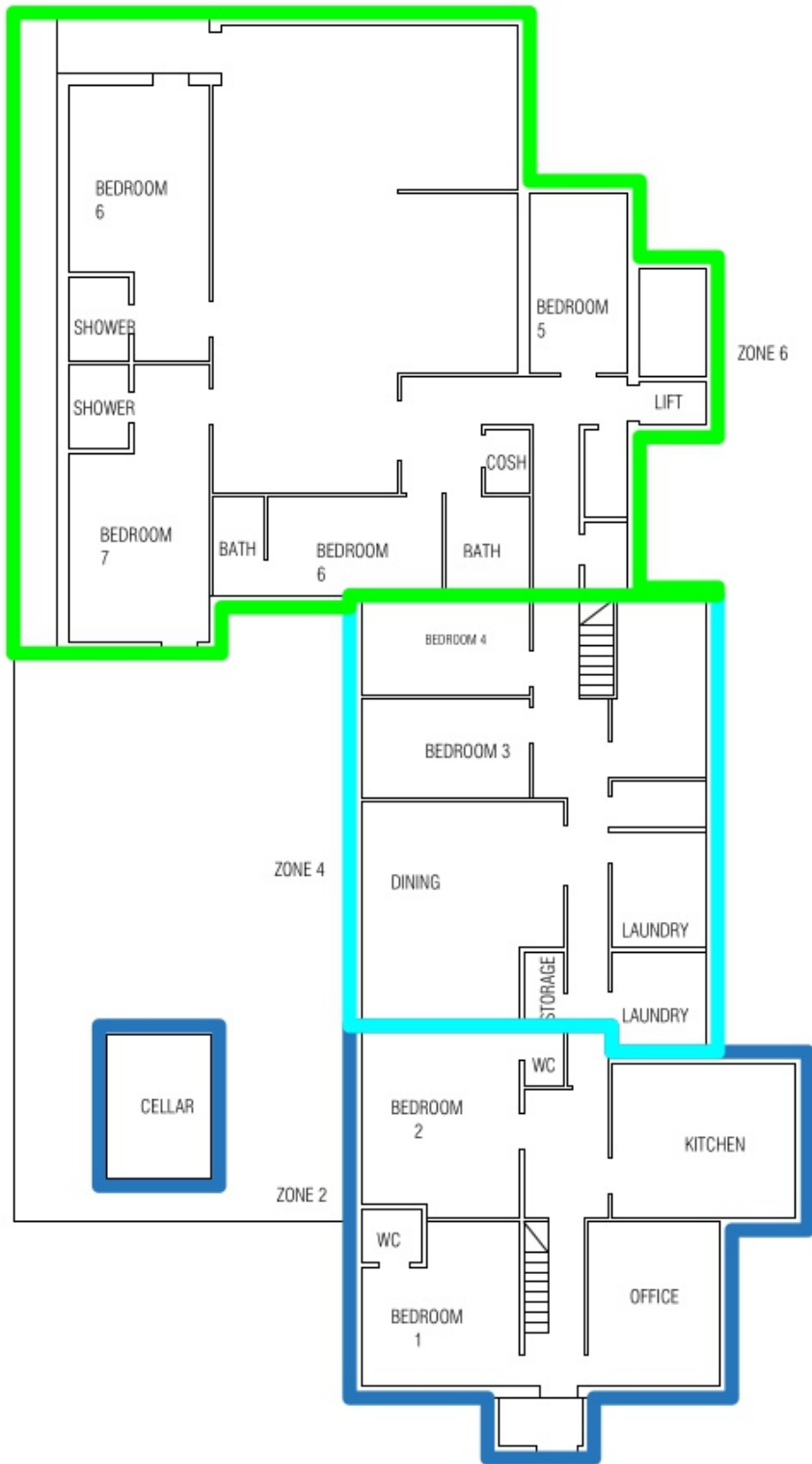
12 bedrooms all en suite, bathroom, salon, staff room, lift.

The Opportunity

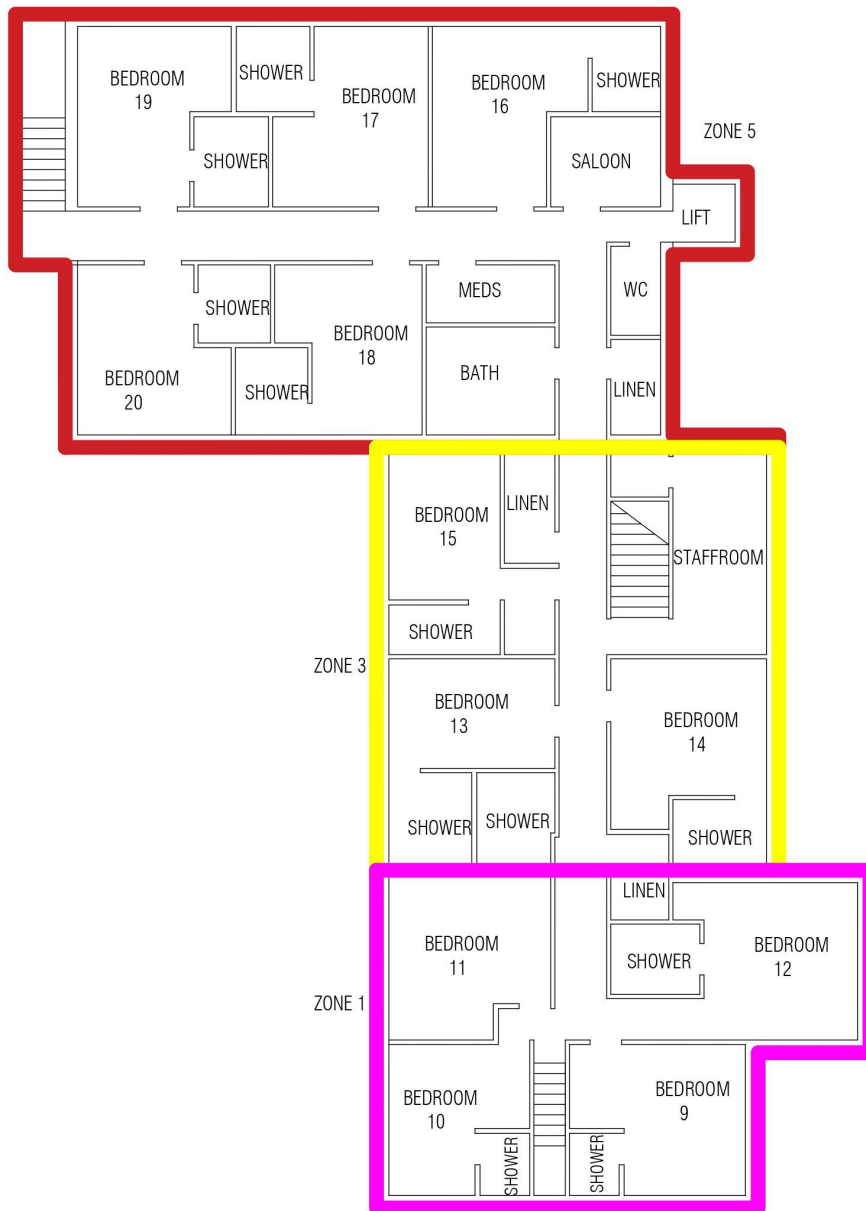
This is an opportunity to acquire a vacant former care home which has been extended and refurbished with new wet rooms and is suitable for a variety of uses, subject to planning permission.

External Details

Off street parking to the front, enclosed central courtyard and further off street parking area to the rear.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

John Harrison

Director
M:+44 7764 241 296
E:john.harrison@christie.com
London



Christie Finance is an independent finance broker recommended by Christie &



For full information on Christie Insurance please call 03330 107189

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. March 2024

christie.com