



Flat 2, South Goodwins Court, 60 The Marina

Guide Price £250,000



Flat 2

South Goodwins Court, Deal

This spacious ground floor apartment in a former beachfront hotel has unbeatable sea views and a versatile layout that will appeal to a wide range of buyers.

There aren't many Pleasures that beat waking up to a Sea View Sunrise.

This ground floor apartment needs some TLC to freshen it up but even new carpets and a lick of paint will make a world of difference. The effort will be worthwhile when you can sit back and take in the stunning sea views from your lounge, bedroom or patio.

STEP INSIDE

There's a large open plan lounge / dining room with plenty of space for relaxed seating and a dining table. French doors lead out to the patio directly opposite the beach.

It has two double bedrooms - one at the back which looks out to the well-maintained communal gardens and one at the front which looks out towards the sea.



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There's a fitted kitchen and a shower room which are both very well maintained but you may choose to update them. When thinking about this you may consider opening up the kitchen to the living room/dining room to create a larger, more sociable space. That also means you could enjoy the sea views when cooking or preparing drinks.

STEP OUTSIDE

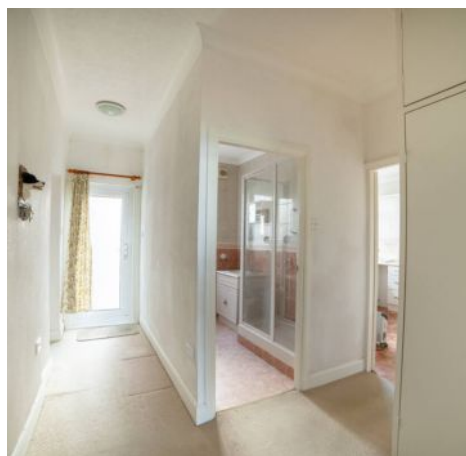
In addition to the patio overlooking the beach to the front, the apartment has its own access at the rear, leading to the immaculate communal gardens with a friendly and welcoming community.

OUT AND ABOUT

It will take around 15 minutes to stroll down the promenade to the Grade II listed pier and to the narrow streets that make up Deal's Middle Street Conservation Area. The traditional character and feel of Deal's 'smugglers lanes' have been preserved, surely one reason why this is such a well-loved & popular part of this historic maritime town.

There's a fantastic choice of seafood restaurants, independent shops, pubs & coffee shops. Not to mention a selection of galleries and antique shops.

The promenade extends another 3 miles to the south, past Deal's battlements and Walmer's historic castle.



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GOLF

For those who favour walks over immaculate fairways and manicured greens, the Royal Cinque Ports golf club is only a 2 minute drive away. Royal St George's, Sandwich (which has hosted 15 Open Championships, dating back to 1894) is around 20 minutes away.

NEARBY

It's a great starting point for European adventures – the port at Dover and the Eurotunnel terminal at Folkestone are only a short drive away.

The stunning sea views and the chance to make it your own means this apartment should appeal to older buyers, first time buyers and investors alike.





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This spacious ground floor apartment in a former beachfront hotel has unbeatable sea views, a versatile layout that with some TLC you could transform this rare opportunity to add value.

- Sea Views
- Chain Free
- Ground Floor Apartment
- Opportunity to Add Value
- 2 Double Bedrooms
- Patio & Communal Garden

Council Tax band: B

Tenure: Leasehold

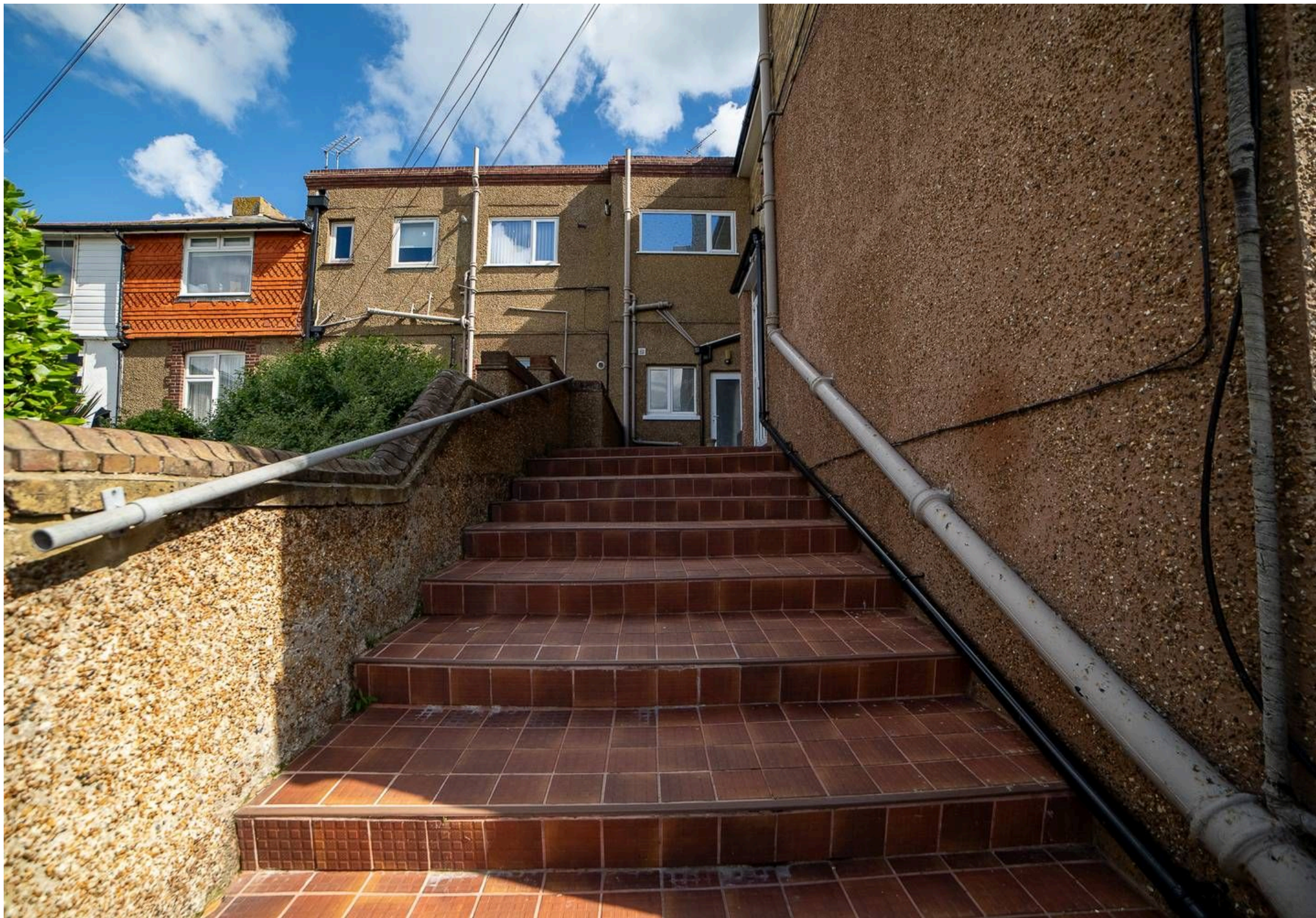
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

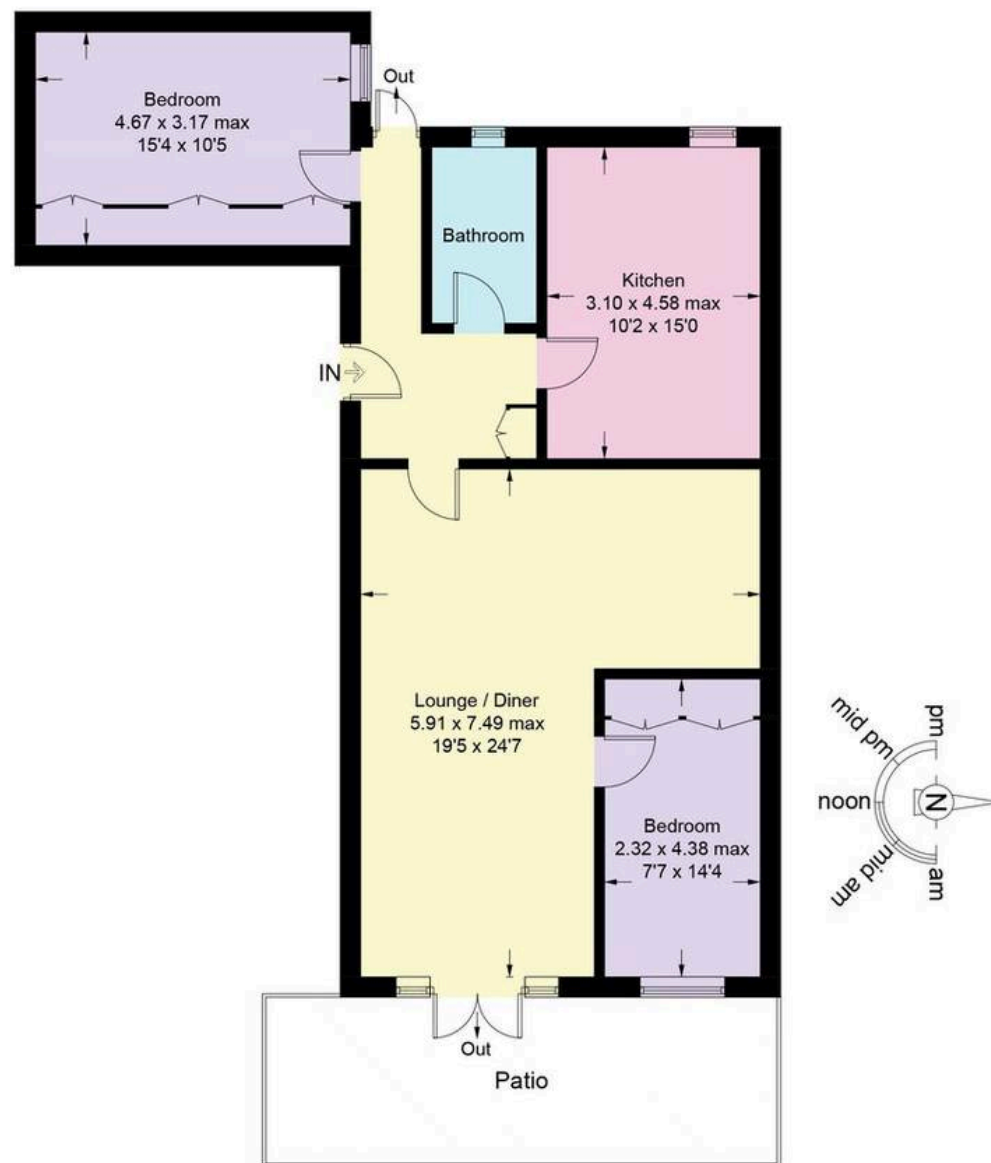
You may be looking to enjoy a permanently slower pace of life or you might be thinking more about a convenient beachside home away from home. Being less than 90 minutes from London by train will be a real plus, meaning you could use it frequently as a weekend getaway.

This is going to be a very popular apartment that will appeal to a wide range of buyers.

Make sure you don't miss out by calling to arrange a viewing.







Approximate Gross Internal Area
87.6 sq m / 943 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. (ID1127606)



Nested Deal

12-18 Theobalds Rd, London - WC1X 8PL

01304 251425 • amanda.gage@nested.com •

