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Alberta Drive  
Smallfield Horley



# Alberta Drive Smallfield Horley RH6 9QU

for sale guide price  
**£425,000**



## Property Description

A fantastic opportunity to purchase this spacious four-bedroom detached home located in the popular area of Smallfield, Deal. Offering generous living space and huge potential, this property is ideal for buyers looking to take on a renovation project and put their own stamp on a home.

The ground floor features two reception rooms, a kitchen/diner, and a downstairs WC. Upstairs, there are four well-sized bedrooms and a family bathroom plus en suite. The layout offers flexibility for reconfiguration or extension (subject to planning), making it a great option for families or developers alike.

Externally, the property benefits from a sizeable garden, off-street parking, and space to further enhance or redesign the outdoor area.

With no onward chain and excellent potential throughout, this is a rare chance to create a bespoke home in a well-connected residential area close to local amenities, schools, and transport links.

refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-



## Entrance Hall

Understairs cupboard, radiator

## Cloakroom

Double glazed window to front, wash hand basin, W.C, radiator

## Lounge

12' 4" x 15' 10" ( 3.76m x 4.83m )

Double glazed bay window to front, electric fireplace, radiator

## Dining Room

11' x 10' 2" ( 3.35m x 3.10m )

Double glazed sliding patio doors to rear, radiator

## Kitchen

14' 1" x 9' 10" max ( 4.29m x 3.00m max )

Double glazed window to rear, work surfaces, eye level and base units, gas hob with extractor over, electric oven, stainless steel sink with drainer

## Utility Room

8' 6" x 7' 8" ( 2.59m x 2.34m )

Double glazed door to rear, space and plumbing for washing machine and tumble dryer, sink with drainer, radiator, boiler, loft hatch

## Landing

Loft hatch, airing cupboard, radiator

## Bedroom One

10' 7" x 11' 6" ( 3.23m x 3.51m )

Double glazed window to front, built in wardrobes, radiator

## En Suite

Double glazed window to side, shower cubicle, wash hand basin, W.C, extractor fan

## Bedroom Two

11' 2" x 8' 4" ( 3.40m x 2.54m )

Double glazed window to rear, built in wardrobes, radiator

## Bedroom Three

9' 9" x 7' 7" ( 2.97m x 2.31m )

Double glazed window to rear, built in wardrobes, radiator

## Bedroom Four

9' 8" max x 7' 7" max ( 2.95m max x 2.31m max )

Double glazed window to front, built in wardrobes, radiator

## Bathroom

Double glazed window to side, bath with shower over, wash hand basin, W.C, extractor fan, radiator

## Front Garden

Area laid to lawn, mature shrubs, driveway, access to garage

## Rear Garden

Two timber built sheds, patio area, area laid to lawn, gated side access

## Garage

Up and over door, power and light, roof storage



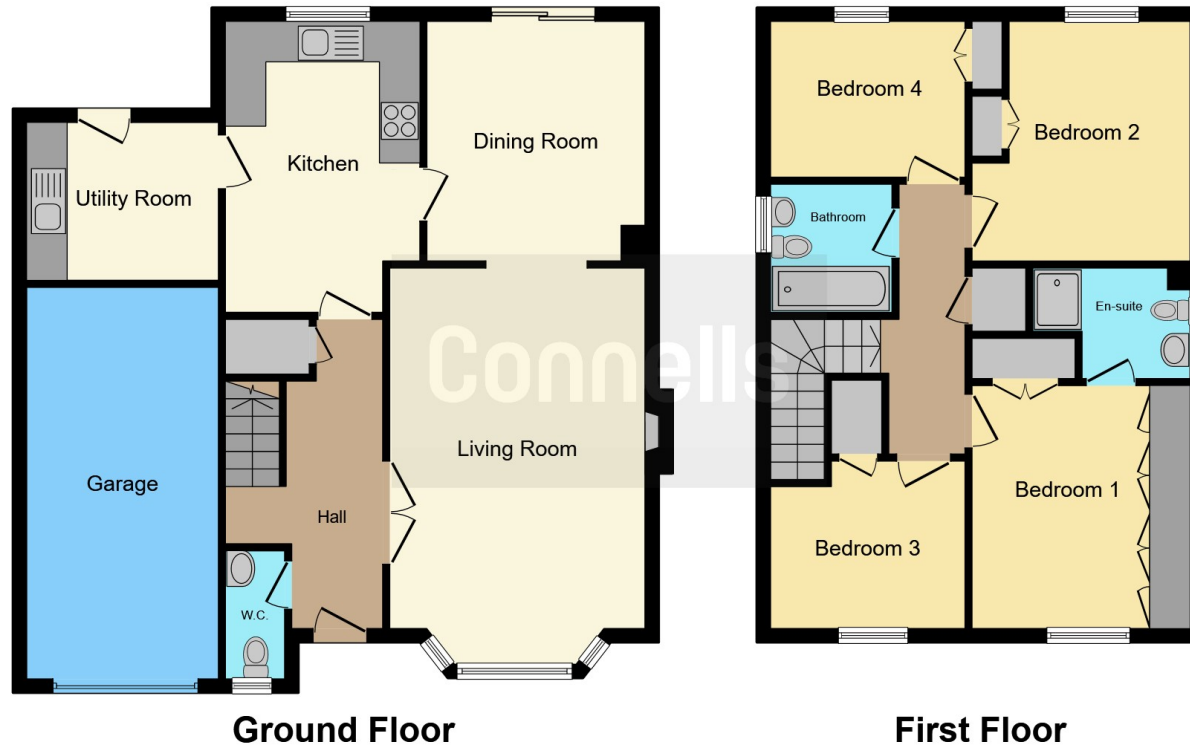












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21 Church Road  
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EPC Rating: Awaited  
 Council Tax Band: F

Tenure: Freehold

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