



**Price**  
**£375,000**

**Freehold**

4x  2x  1x 

**Elliot Way, Sholden,  
Deal, Kent, CT14**

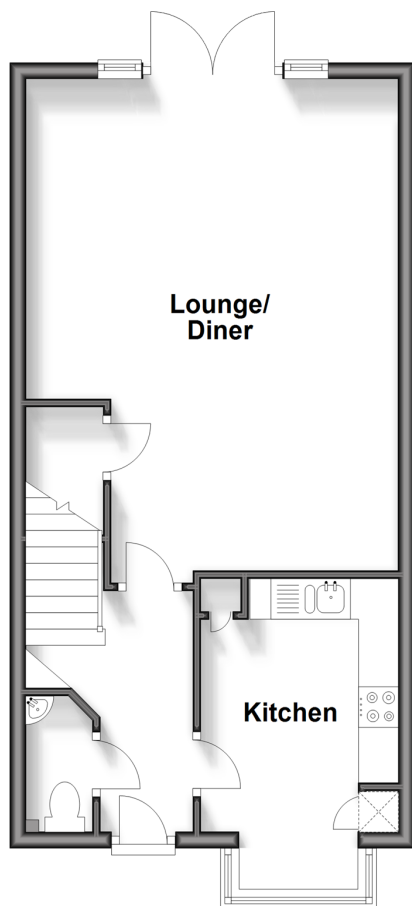
**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

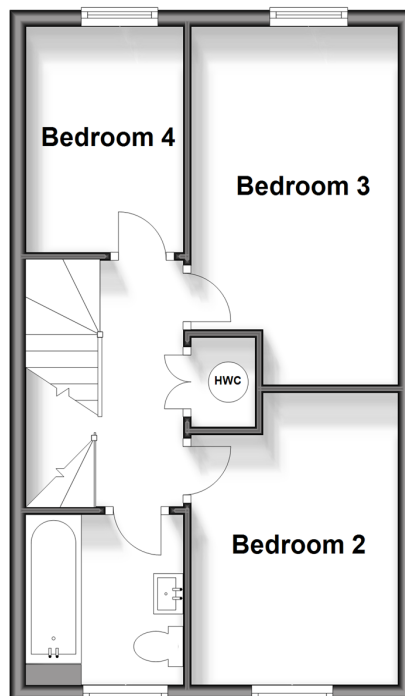
## Ground Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



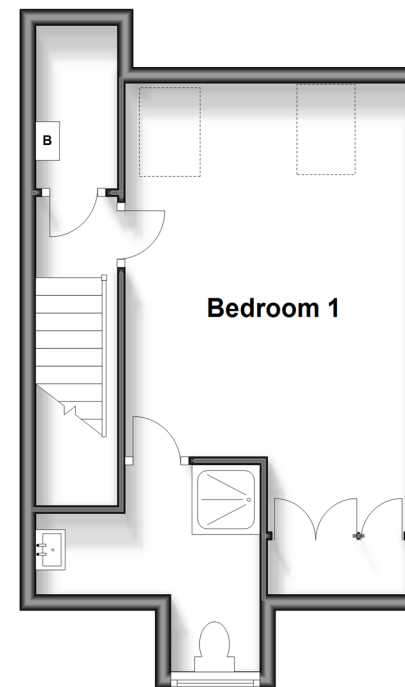
## First Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



## Second Floor

Approx. 31.4 sq. metres (338.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Kitchen : 13'2 x 8'1 (4.02m x 2.47m)

Lounge/Diner : 20'0 x 15'1 (6.10m x 4.60m)

### FIRST FLOOR

Landing

Bedroom 2: 12'5 x 8'3 (3.79m x 2.52m)

Bedroom 3: 12'3 x 8'3 (3.74m x 2.52m)

Bedroom 4: 9'1 x 6'5 (2.77m x 1.96m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 1: 18'2 x 11'4 (5.54m x 3.46m)

En-suite Shower Room

### OUTSIDE

Front and Rear Gardens

Car Barn and Driveway





## Main features

- Spacious family home with large bedrooms
- Large main bedroom with fitted wardrobes and en-suite shower room
- Car barn and driveway parking for 2 cars
- Located in a quiet corner of the Sholden Fields development, minutes from open countryside
- Popular location for families, within walking distance of 3 primary schools



### Nearest Schools

Primary Schools: Sholden C of E Primary 0.4 miles, Hornbeam Primary 0.7 miles, St Mary's Catholic Primary 1.4 miles. Secondary Schools: Brewood Secondary School 1.3 miles, Goodwin Academy 1.5 miles, Goodwin Academy 2.2 miles



### Transport Information

Train Stations: Deal 1.7 miles, Walmer 2.4 miles, Sandwich 4.1 miles



### Address

Elliot Way, Sholden, Deal, Kent, CT14



### Directions

For directions to this property please contact us.





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Helping you move forwards

Call Deal Branch 01304 361420 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



EPC RATING  
CURRENT: **B(36)** POTENTIAL: **A(95)**

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