



**Price**  
**£500,000**

**Freehold**

3x  2x  3x 

**The Grove, Deal, Kent,  
CT14**

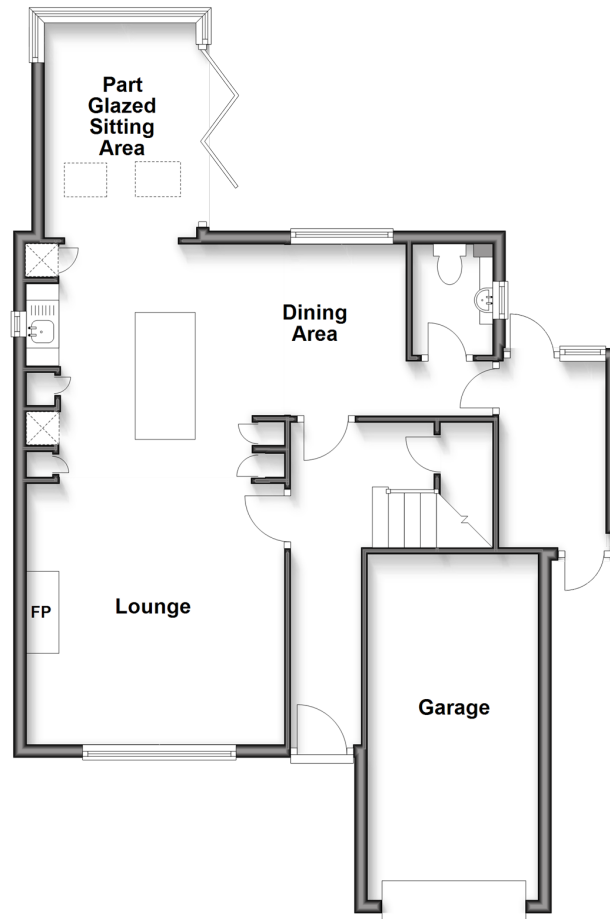
**OVER 60?**

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

*Wards*  
Helping you move forwards

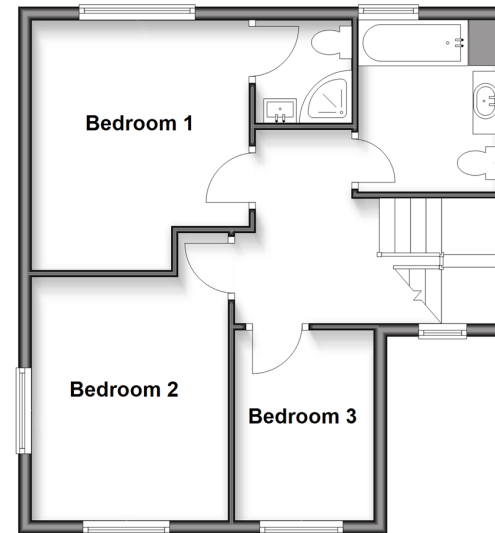
### Ground Floor

Approx. 75.7 sq. metres (814.5 sq. feet)



### First Floor

Approx. 48.9 sq. metres (526.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 25'0 x 12'11 (7.63m x 3.94m)

Dining Area : 11'2 x 8'6 (3.41m x 2.59m)

Cloakroom

Utility Room

Part Glazed Sitting Area : 11'0 x 7'6 (3.36m x 2.29m)

### FIRST FLOOR

Landing

Bathroom

Bedroom 1: 12'6 x 11'0 (3.81m x 3.36m)

En-suite shower room

Bedroom 2 : 14'4 x 9'11 (4.37m x 3.02m)

Bedroom 3: 9'4 x 6'8 (2.85m x 2.03m)

### OUTSIDE

Garage and Driveway Parking

Rear Garden





## Main features

- Recently renovated to a high standard
- Off road parking and garage
- Utility room and handy downstairs cloakroom
- Desirable location within walking distance to town and train station
- En-suite to bedroom and low maintenance gardens to rear



### Nearest Schools

Primary Schools: Warden House Primary 0.6 miles, Sandown School 0.7 miles, The Downs C of E Primary 1.0 miles

Secondary Schools: Brewood Secondary School 0.2 miles,



### Transport Information

Train Stations: Deal 0.3 miles, Walmer 2.7 miles, Sandwich 5.4 miles



### Address

The Grove, Deal, Kent, CT14



### Directions

For directions to this property please contact us.





**Wards**  
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.



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