



The Limes Manor Avenue
Deal, CT14 9PN
£629,950

colebrooksturrock.com





The Limes

Manor Avenue, Deal

A highly desirable detached bungalow and gardens set in a much-respected private road.

Situation

Manor Avenue is a highly desirable private leafy road with a variety of attractive housing, situated in a popular residential area of Deal. The location offers convenient and essential facilities close at hand, whilst the town centre of Deal is a thriving traditional seaside location, providing a wide range of amenities including an award winning high street with a mix of individual shops, eateries and cafes, an attractive seafront and fascinating historic quarter. The town not only has period charm but also a flourishing local community. The seafront has a two mile pebble shoreline with Grade II Listed pier, popular promenade and cycle path. Deal mainline railway station which includes the Javelin high speed link is within walking distance.

The Property

The Limes has been the subject of an impressive refurbishment carried out over the last six years by the existing owners. Originally a 1960's bungalow, the property has been previously extended, and now includes a new kitchen, bathrooms, gas central heating and colonial style shutters fitted to the front elevation and bathrooms. The entrance vestibule and hallway act as a natural divide with a good size living room to front and snug/family room behind with patio doors out to the garden. An inner hallway leads off to a contemporary family shower room and a modern shaker style kitchen with integrated appliances. Off the hallway are three double bedrooms, the master also benefitting from an ensuite bathroom. A utility room is also located on this side.

Outside

The property has a neat and generous frontage, set behind trimmed hedging and flat lawn. There is off street parking for several vehicles and a pedestrian access to side. A paved terrace extends across the back and offers an ideal setting for alfresco dining. The garden is private and secluded with flat lawn, interspersed with mature planting, shrubs and bushes. An impressive log cabin has been added with power and lighting connected to the rear. A back access opens to a detached garage, no longer accessible from the rear track by vehicles but still providing valuable storage space.

Services

All mains services understood to be connected. An annual charge of £115 is payable for the maintenance of the private road.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Current Council Tax Band: E

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**

Ground floor
1771 sq.ft. (164.5 sq.m.) approx.



TOTAL FLOOR AREA : 1771 sq.ft. (164.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021.

Sitting/Dining Room
24' 1" x 11' 4" (7.33m x 3.46m)

Lounge
13' 10" x 8' 11" (4.22m x 2.72m)

Kitchen
10' 0" x 9' 8" (3.04m x 2.95m)

Bathroom
7' 10" x 6' 5" (2.39m x 1.96m)

Master Bedroom
14' 8" x 12' 4" (4.48m x 3.76m)

Ensuite Shower Room
12' 4" x 6' 8" (3.76m x 2.04m)

Bedroom Two
10' 11" x 9' 0" (3.33m x 2.75m)

Bedroom Three
10' 0" x 9' 1" (3.04m x 2.77m)

Utility Room
9' 0" x 4' 8" (2.74m x 1.43m)

Summer House
13' 1" x 13' 1" (4.00m x 4.00m)

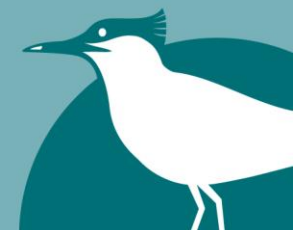
Garage
21' 3" x 9' 9" (6.47m x 2.98m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

17 The Strand, Deal, Kent, CT14 7DY
t: 01304 381155
walmer@colebrooksturrock.com



colebrooksturrock.com



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

C1152 Printed by Ravensworth 01670 713330

Also in: Bridge • Ash • Saltwood • Sandwich • St. Margarets At Cliffe • Hawkinge • Elham