



35 Forelands Square  
Deal, CT14 9DT  
£325,000

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# 35 Forelands Square Deal

A modern semi-detached family home having undergone refurbishment with an emphasis on open-plan living in a tucked away location with the convenience of driveway parking.

## Situation

Foreland Square is situated in a residential area of Deal, offering convenient and essential facilities close at hand and both primary and secondary schools. Within a short walk are comprehensive bus routes and not far away is the mainline railway station at Walmer. Deal town centre to the north 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.

## The Property

This deceptively spacious contemporary semi-detached family residence boasts impressive open-plan living spaces, having undergone modernization. The ground floor features an entrance porch that leads to the open-plan sitting room, kitchen, and breakfast room, complete with an under stairs cupboard and a conservatory at the rear, currently utilized as a dining area with sliding doors opening to the rear gardens. The kitchen showcases a beautiful design with white shaker cupboards, black granite worktops, integrated appliances, and an appealing breakfast bar serving as a separation from the sitting room. On the first floor, you'll find two generously sized double bedrooms and an additional single bedroom at the rear, currently used as a dressing room, along with a white family bathroom suite.

## Outside

The front of the property is considered low maintenance with block paved driveway parking for two vehicles. The rear garden is fully enclosed and accessible via a side gate, with paved patio area to rear and an area of artificial lawn adjacent to the property and storage shed.

## Services

All mains services are understood to be connected to the property.

## Local Authority

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

## Tenure

Freehold

## Current Council Tax Band: B

## EPC Rating: D

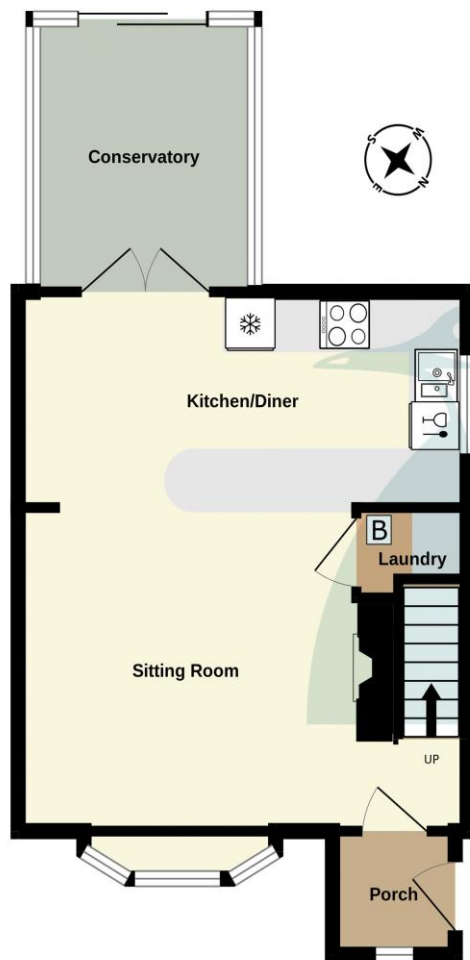
## Agents Note

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.

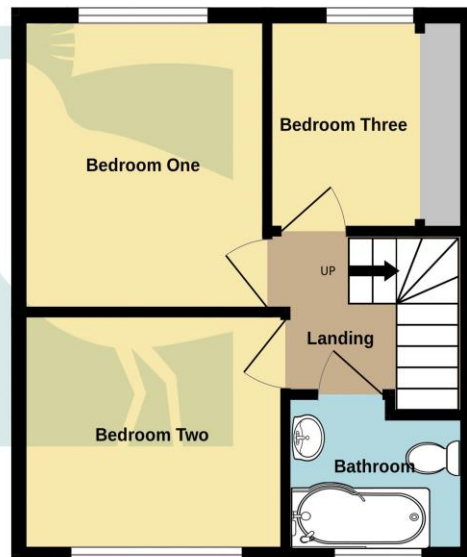


To view this property call Colebrook Sturrock on **01304 381155**

Ground floor  
454 sq.ft. (42.1 sq.m.) approx.



First floor  
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (74.0 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.  
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### Porch

4' 9" x 4' 6" (1.45m x 1.37m)

### Sitting Room

13' 4" x 11' 7" (4.06m x 3.53m)

### Kitchen/Diner

17' 3" x 7' 3" (5.25m x 2.21m)

### Conservatory

10' 0" x 8' 7" (3.05m x 2.61m)

### First Floor

### Bedroom One

10' 10" x 9' 7" (3.30m x 2.92m)

### Bedroom Two

10' 4" x 8' 10" (3.15m x 2.69m)

### Bedroom Three

7' 11" x 7' 9" (2.41m x 2.36m) inc wardrobes.

### Bathroom

6' 11" x 5' 10" (2.11m x 1.78m) narrowing to 5' 1" (1.55m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 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.

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