



Canary Cottage, 18 Nelson Street
Deal, CT14 6DP
Offers in Excess of £450,000

colebrooksturrock.com





Canary Cottage

18 Nelson Street, Deal

A charming, chain free, terraced cottage occupying a quiet yet convenient position within the Nelson Street Conservation Area.

Situation

Located just a stroll from the town centre, beach and train station, Nelson Street is a quaint and surprisingly quiet residential road within the Nelson Street Conservation Area; an area characterised by narrow streets close to the seafront, renowned for being awash with smugglers from as early as the 17th Century. Deal is now a traditional coastal town with a twist of the creative scene, boasting an award winning high street with a pleasing mix of individual shops, restaurants and cafes, an attractive pebble seafront, Grade II listed pier and historic Tudor Castle. The town not only has plenty of period charm but also a flourishing local community. There are numerous leisure facilities and outdoor pursuits locally, with a two mile promenade ideal for cycling and walking. The mainline railway station offers a regular service with the high speed Javelin link to London St Pancras.

striking bathroom with an opulent feel, complete with roll top bath and separate shower enclosure. This welcoming home is gas centrally heated, via a combination boiler housed in the loft space, and is being sold with no onward chain.

Outside

On street parking is available to front with residents and visitor day permits available from Dover District Council. To rear is an enclosed courtyard garden with rear pedestrian access leading to a shared alleyway which joins up with Nelson Street further down the terrace.

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: C

EPC Rating: D

Agents Note

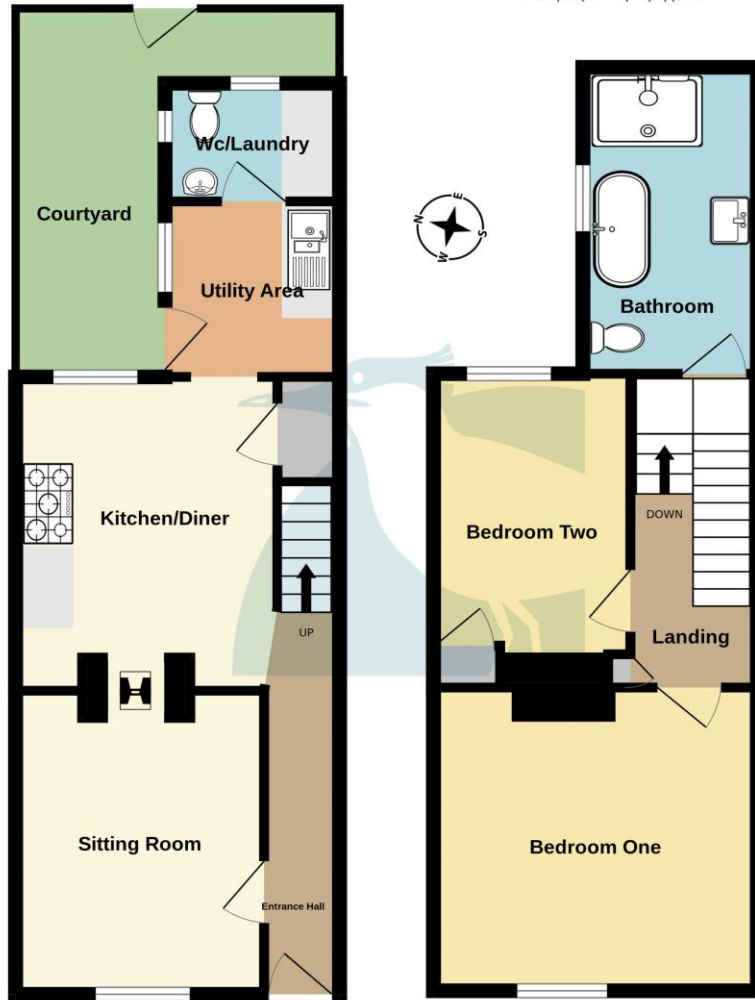
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Ground floor
391 sq.ft. (36.4 sq.m.) approx.

First floor
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 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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Sitting Room

12' 3" x 9' 9" (3.73m x 2.97m)

Kitchen/Diner

12' 8" x 10' 3" (3.86m x 3.12m)

Utility Area

7' 1" x 6' 10" (2.16m x 2.08m)

WC/Laundry

6' 10" x 4' 9" (2.08m x 1.45m)

First Floor

Bedroom One

12' 10" x 12' 4" (3.91m x 3.76m)

Bedroom Two

11' 8" x 7' 8" (3.55m x 2.34m)

Bathroom

12' 4" x 6' 9" (3.76m x 2.06m)

Outside

Courtyard

16' 3" x 5' 4" (4.95m x 1.62m) extending to 15' 4" (4.67m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 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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