



128 London Road
Deal, CT14 9PL
£495,000

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128 London Road

Deal

A chain free detached family home offering light and spacious accommodation, conveniently positioned to the west of Deal town centre.

Situation

No: 128 is positioned on the corner of London Road and Darracott Close, situated in a popular residential area of Deal to the west of the town centre. 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

Coming to the market for the first time since the 1970's this spacious family home offers light and airy accommodation and a clean slate to make it your own. From the entrance porch a central hallway, with original parquet flooring, is flanked by the a triple aspect sitting room and separate dining room, with serving hatch to kitchen. To rear an inner lobby accesses the ground floor cloakroom and the kitchen/breakfast room, with built in pantry and exterior side access. To the first floor a bright and generous landing leads to four double bedrooms as well as a separate WC and bathroom with separate shower enclosure. This well maintained chain free home is fully double glazed and gas centrally heated.

Outside

Sitting on an open corner plot no: 128 enjoys lawned gardens to the front, side and rear. The rear garden is enclosed by fencing with gate to side leading to an area of hardstanding plus a driveway offering parking and access to a detached single garage, with an external measurement of 19' 1" x 9' 4" (5.81m x 2.84m).

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: 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
689 sq.ft. (64.0 sq.m.) approx.



First floor
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1329 sq.ft. (123.5 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Porch
14' 1" x 3' 8" (4.29m x 1.12m)

Entrance Hall
12' 7" x 6' 6" (3.83m x 1.98m)

Sitting Room
23' 11" x 11' 10" (7.28m x 3.60m)

Dining Room
12' 8" x 8' 11" (3.86m x 2.72m)

Cloakroom
6' 10" x 3' 0" (2.08m x 0.91m)

Kitchen/Breakfast Room
12' 4" x 10' 10" (3.76m x 3.30m)

First Floor

Bedroom One
12' 11" x 11' 11" (3.93m x 3.63m)

Bedroom Two
12' 8" x 8' 11" (3.86m x 2.72m)

Bedroom Three
10' 7" x 8' 2" (3.22m x 2.49m)

Bedroom Four
10' 10" x 7' 11" (3.30m x 2.41m)

Bathroom
8' 0" max into shower x 7' 3" (2.44m x 2.21m)

Separate WC
Approx 7' 3" x 3' 2" (2.21m x 0.96m)

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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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