



4 Claremont Road
Deal, CT14 9TX
£575,000

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4 Claremont Road

Deal

A beautifully presented family home situated in this popular residential road, located close to the town centre and railway station.

Situation

Deal is a bustling coastal town offering all the amenities you might need within close proximity. Claremont Road is a popular residential road which principally consists of similar period properties, located close to the town centre, train station and charming seafront with its two mile pebble shoreline, popular promenade and cycle path with both Walmer and Deal castles en-route. Deal town centre has several restaurants, cafes, a selection of appealing independent and vintage shops, a weekly market, post office and supermarket. For cultural lovers, the thriving community theatre provides an eclectic mix of entertainment. Local sporting and leisure facilities are excellent. The mainline railway station offers a frequent service connecting to Dover and the Javelin high speed link to London St Pancras.

attractive and original fitted wardrobes with a third on the landing. The family bathroom is very tasteful, fully tiled and has both a shower and bath.

Outside

Number 4 is set off by a small neat front garden behind a low brick wall with a pathway leading to the attractive front door. At the bottom of the rear garden, with vehicular access via Church Path, there is a single garage offering off street parking. The garden is fully enclosed and mainly laid to lawn with neat flowering borders and an ornamental fish pond.

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: D

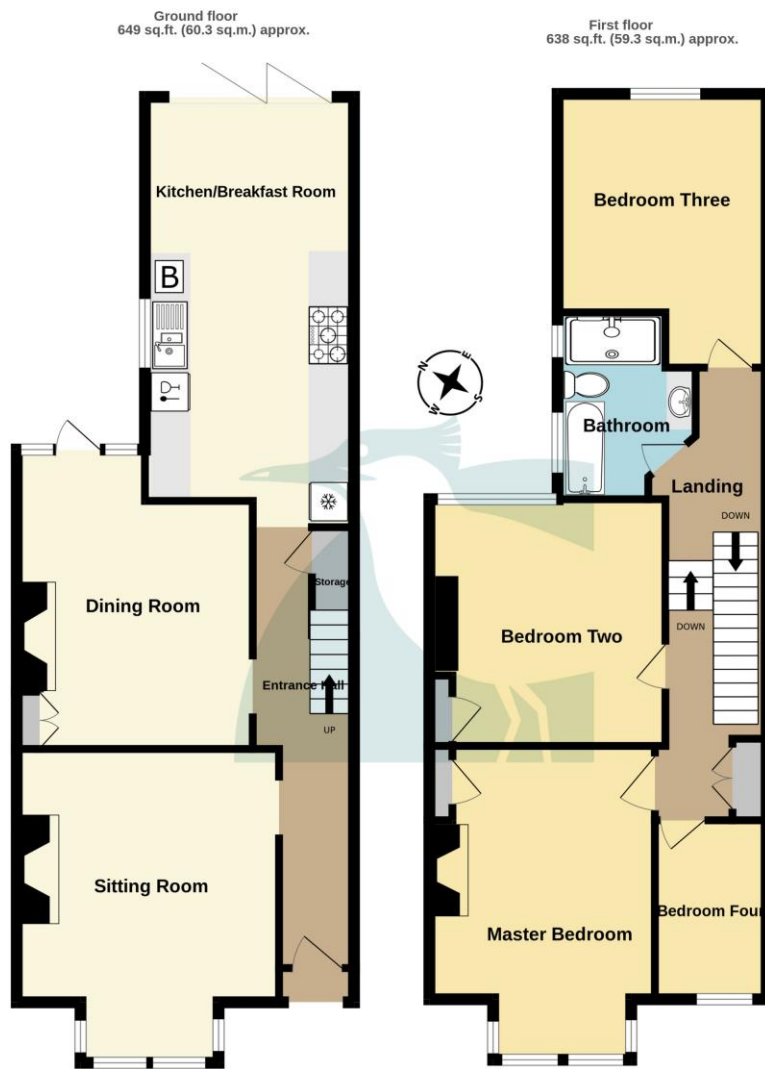
EPC Rating: C

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
649 sq.ft. (60.3 sq.m.) approx.

First floor
638 sq.ft. (59.3 sq.m.) approx.

TOTAL FLOOR AREA : 1288 sq.ft. (119.6 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

13' 1" x 12' 8" (3.98m x 3.86m) plus bay

Dining Room

14' 11" max into recess x 11' 9" (4.54m x 3.58m)

Kitchen/Breakfast Room

21' 5" x 10' 5" (6.52m x 3.17m)

First Floor

Master Bedroom

12' 8" x 11' 4" into recess (3.86m x 3.45m) plus bay

Bedroom Two

12' 4" x 11' 9" max into recess (3.76m x 3.58m)

Bedroom Four

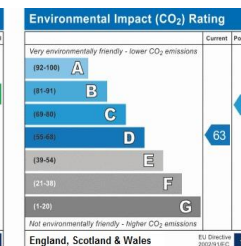
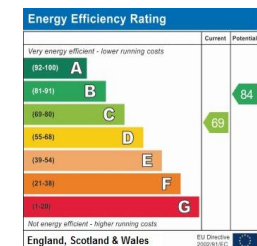
8' 11" x 5' 9" (2.73m x 1.76m)

Bathroom

9' 4" x 6' 11" (2.85m x 2.12m)

Bedroom Three

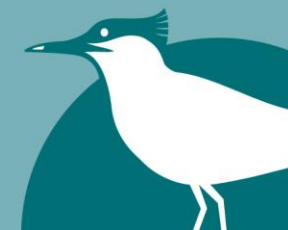
10' 7" x 10' 5" (3.23m x 3.17m)



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



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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 illustrate 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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