



160 Middle Deal Road
Deal, CT14 9RL
£475,000

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160 Middle Deal Road

Deal

An immaculately presented and characterful terraced family home, offering deceptively spacious accommodation and a delightful garden.

Situation

Middle Deal Road is situated in a popular residential area just west of Deal town, a short walk from the bustling town centre and seafront. Here you will find a varied selection of individual shops, high street multiples, galleries and a good choice of restaurants, cafes, bars and inns. The charming seafront has a two mile pebble shoreline with a Tudor castle and listed pier. The long promenade is ideal for cycling and walking and there are plenty of outdoor pursuits locally including golf courses, tennis, sailing and rowing clubs. Schooling is well catered for both in the independent and state sector. Deal mainline rail station is also just a few minutes' walk away with links to the High Speed service to St. Pancras.

The Property

Set within a handsome terrace of bay fronted houses known as 'Grange Terrace' lies No: 160 Middle Deal Road, a deceptively spacious and much loved family home offering immaculately presented and characterful accommodation. From the welcoming hallway, an elegant bay windowed sitting room lies to the front, showcasing an original fireplace, with gas insert, flanked by bespoke alcove cabinetry. Beyond is a charming family room featuring an attractive original open fireplace, exposed floorboards and access to a garden room overlooking and opening onto the delightful rear garden. To the rear is an open-plan kitchen/dining room fitted with a range of cream shaker units and integrated washing machine, dishwasher and cooking appliances. To the first floor are three light and airy double bedrooms plus a single fourth bedroom, all serviced by a bright bathroom, fitted with tongue and groove panelling and a three piece matching Victoria style suite. The principal bedroom is fitted with ample built in storage whilst bedrooms two and three boast well preserved original sash windows, the latter in the form of a striking bay

window, overlooking the rear garden. This characterful family home is beautifully maintained and is fitted with double glazing and gas central heating.

Outside

The property is set back from the road by an enclosed low maintenance garden with an off road parking space running alongside. To the rear lies a delightful fully stocked garden with a paved patio running the full width of the rear elevation with a central path extending out into the well-tended lawn. Established flower beds flank the lawn whilst a further paved area sits at the back together with a timber garden shed and rear pedestrian access leading to Dola Avenue.

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: 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
739 sq.ft. (68.7 sq.m.) approx.

First floor
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1435 sq.ft. (133.4 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

15' 1" into bay x 13' 3" (4.59m x 4.04m)

Family Room

16' 3" max x 11' 11" (4.95m x 3.63m)

Dining Room

11' 2" x 8' 9" (3.40m x 2.66m) plus recess

Kitchen

10' 4" x 10' 3" (3.15m x 3.12m)

Garden Room

6' 10" x 5' 11" (2.08m x 1.80m)

First Floor

Bedroom One

15' 4" into bay x 9' 9" plus wardrobes (4.67m x 2.97m)

Bedroom Four

12' 3" x 5' 11" (3.73m x 1.80m)

Bedroom Two

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

Bathroom

9' 10" x 6' 4" (2.99m x 1.93m)

Bedroom Three

14' 1" x 10' 6" (4.29m x 3.20m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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