



5 The Rise
Kingsdown, Deal, CT14 8AY
£395,000

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5 The Rise

Kingsdown, Deal

A charming end of terrace cottage in the heart of Kingsdown offering recently modernised, chain free accommodation.

Situation

Number 5 is part of a quaint row of similar cottages on The Rise, a centrally located street in the charming village of Kingsdown, just a short walk from the beach. Kingsdown is a sought-after village offering a variety of local amenities, including a post office, a high-end butcher, a convenience store, three local inns, and a respected local primary school. To the east, the village is bordered by the English Channel, featuring an unspoiled pebble shoreline and a scenic two-mile cycle route and footpath leading to Deal. This fashionable coastal town boasts a picturesque seafront, an eclectic high street with several eateries, and a selection of unique independent and vintage shops. For commuters, Walmer train station offers regular coastal services and convenient connections to the Javelin high-speed service to London St Pancras.

The Property

Nestled at the end of a charming terrace of four cottages, Number 5 is accessed either by steps or a brick slope that leads to a welcoming raised terrace. Its pebble-dash exterior is beautifully complemented by its bespoke double glazing, lending the cottage a timeless appeal. Stepping through the double wooden doors of the original porch, you are greeted by a warm and inviting living area, complete with a new wood-burning stove as its centrepiece. Stripped wooden floors run seamlessly from the living space into the kitchen/diner, divided by a central staircase, while cast-iron radiators add a touch of character. In the kitchen, rustic charm abounds, with wooden countertops, a classic butler sink, and original fitted cabinetry. A glazed door provides access to the garden, while a separate door from the kitchen leads to a sleek, modern shower room featuring a fully tiled cubicle, elegant white suite, and convenient plumbing facilities. Upstairs, the two double bedrooms are bathed in natural light from large windows at the front and rear, each benefiting from fitted cupboards for

ample storage. Recently modernised with new windows, central heating, and a contemporary shower room, this delightful cottage is ready for immediate occupancy, offered with no onward chain.

Outside

From The Rise a charming flight of stone and brick steps access the front pathway, with No: 5 enjoying a private and secluded position at the end of this quaint terrace. The front lawned garden is bordered by mature hedging, creating a truly private and peaceful spot. There is a secured side path providing a storage area as well as additional access into the rear garden. The garden includes paved patio areas, brick shed and lawn. The long south facing garden is private and peaceful. Enclosed by panel fencing the garden features climbing shrubs and low maintenance raised beds, while a tranquil pond at the rear add a touch of nature's charm to this secluded outdoor space.

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

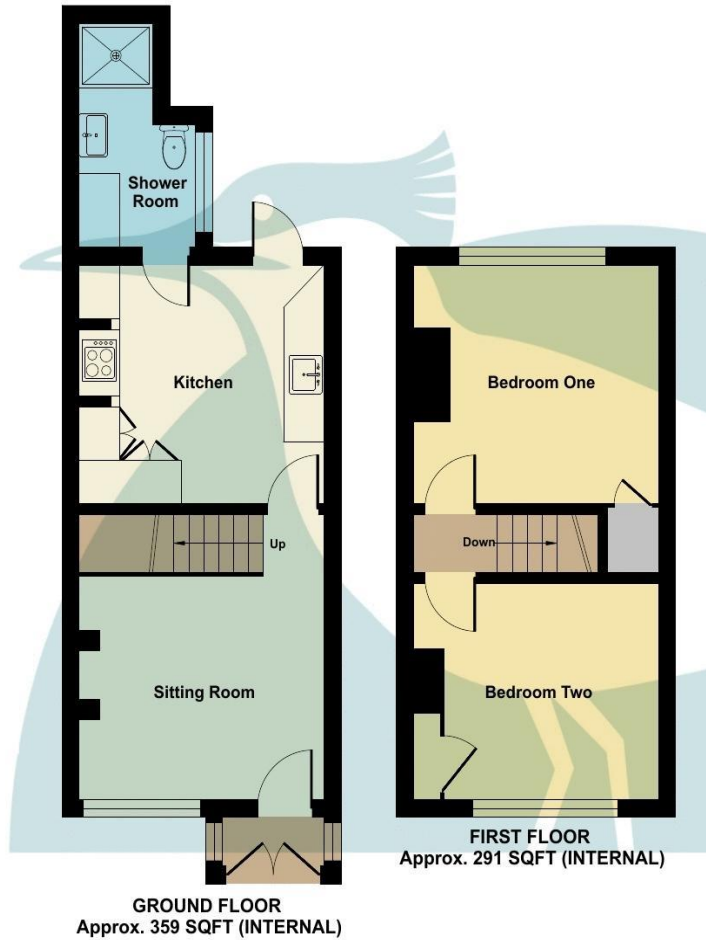
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Total Approximate Area = 650 sq ft / 60.3 sq m

For identification only - Not to scale



Sitting Room

13' 1" x 11' 11" (3.98m x 3.63m)

Kitchen/Diner

11' 11" x 10' 11" (3.63m x 3.32m)

Shower Room

10' 3" x 5' 8" (3.12m x 1.73m)

First Floor

Bedroom One

11' 11" x 10' 11" (3.63m x 3.32m)

Bedroom Two

12' 0" x 9' 11" (3.65m x 3.02m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

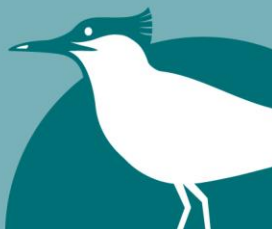


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1182831

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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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