



21a Hillcrest Gardens  
Deal, CT14 9QU  
£405,000

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# 21a Hillcrest Gardens

## Deal

A beautifully maintained and well-presented detached bungalow set within a private cul-de-sac location, close to local amenities.

### Situation

The property is situated in Hillcrest Gardens, a quiet cul-de-sac location off of Sydney Road. An array of local shops are within close proximity, including grocery stores for everyday needs, as well as bus routes and a mainline railway station at Walmer linking to the high speed service to London St Pancras. The seafront is less than two miles away with its pebble shoreline, popular promenade and cycle path. Deal to the north is a thriving traditional seaside town, providing a wide range of amenities including a wonderful mix of individual shops, restaurants and cafes, an interesting seafront and Grade II listed pier. The town not only has period charm but also a flourishing community with a weekly market and events throughout the year.

### The Property

No: 21A is a deceptively spacious and immaculately presented bungalow set within a private cul-de-sac location, close to local amenities. Upon entry through the porch into the spacious and welcoming entrance hallway, a contemporary kitchen lies adjacent with units either side allowing for ample storage and counter space. A modern, fully tiled walk-in shower room is positioned off of the hallway with two spacious bedrooms to the front of the property; the second bedroom offering built in wardrobes and the principle bedroom having an ensuite shower room. The bright and airy sitting/dining room is filled with natural light and offers ample space, with double doors opening into a charming conservatory that overlooks the rear garden.

### Outside

The front of the property is considered low maintenance with a generous block paved driveway allowing parking for up to three vehicles. There is side access to the rear garden from either side via a high timber gate. The rear garden has an emphasis on privacy and is mainly laid to lawn with an array of shrub and flower borders surrounding. A shed is tucked to the rear with electricity and light, ideal for a workshop.

### 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

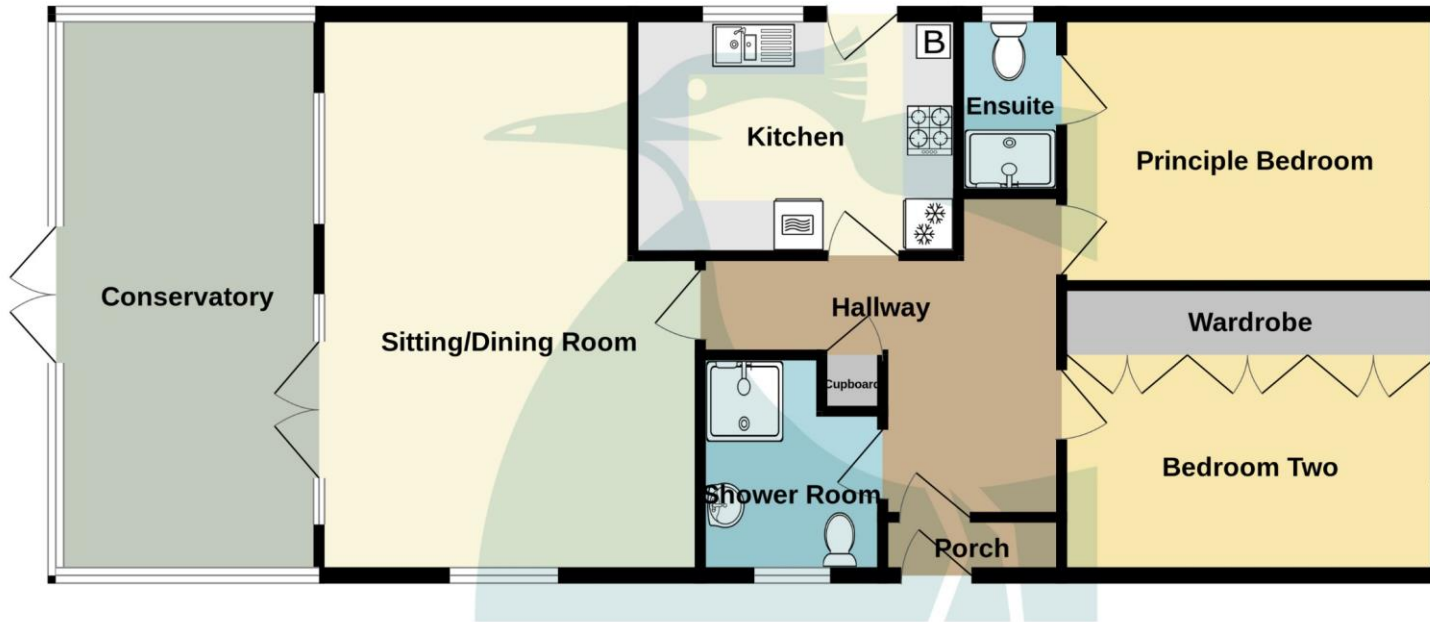
### Agents Note

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 996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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**Porch**  
4' 8" x 1' 10" (1.42m x 0.56m)

**Hallway**  
11' 8" x 5' 9" (3.55m x 1.75m)

**Shower Room**  
7' 11" x 6' 6" (2.41m x 1.98m)

**Bedroom Two**  
13' 6" x 7' 11" (4.11m x 2.41m)

**Principle Bedroom**  
13' 5" x 9' 10" (4.09m x 2.99m)

**Ensuite**  
6' 6" x 3' 2" (1.98m x 0.96m)

**Kitchen**  
11' 7" x 8' 1" (3.53m x 2.46m)

**Sitting/Dining Room**  
20' 1" x 13' 7" (6.12m x 4.14m)

**Conservatory**  
20' 3" x 9' 4" (6.17m x 2.84m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 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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