



1 Millbank Cottages Deal Road
Northbourne, Deal, CT14 0LJ
£237,500

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1 Millbank Cottages

Deal Road, Northbourne, Deal

A charming semi-detached cottage set within the picturesque hamlet of Northbourne, offering well-proportioned chain free accommodation.

Situation

1 Millbank Cottages occupies a commanding position within the picturesque hamlet of Northbourne, nestled equidistant between the A258 & A256 and home to the prestigious Northbourne Park School. Amenities are available in the neighbouring village of Great Mongeham. Nearby lie the enchanting historic towns of Sandwich and Deal, the latter's bustling centre a mere 2-4 miles distant. This coastal gem offers a delightful assortment of independent boutiques, eateries, and cafes, complemented by a lively seafront featuring a sprawling two-mile promenade, a pier with Grade II listing, and the regal Tudor Castle. The mainline railway station stands ready with its regular service, seamlessly connecting to the swift Javelin high-speed train bound for London's vibrant St. Pancras station.

The Property

This charming semi-detached cottage offers well-proportioned accommodation and a blank canvas to make it your own. Elevated from the road Millbank Cottages commands a pleasant outlook and a delightful view from the kitchen especially. The main side hallway is flanked by a fitted kitchen, with integrated cooking appliances, and a modern bathroom complete with a matching white suite and contemporary freestanding bath. Beyond the hallway are two delightful reception rooms with two matching bedrooms to the first floor.

Outside

A good size timber shed lies to the side with steps behind leading up to the side path and entrance door. To rear is a private garden enclosed by a brick walled and fenced boundary where an area of lawn

is bordered by a paved patio and a raised decked seating area, inset with a paved plinth housing a double bonded oil storage tank. On street parking is available in the vicinity but subject to the necessary consents and the removal of the timber shed, a small off street parking space maybe achievable.

Services

Mains electric, water and drainage are understood to be connected to the property. Oil fired heating and hot water.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: C

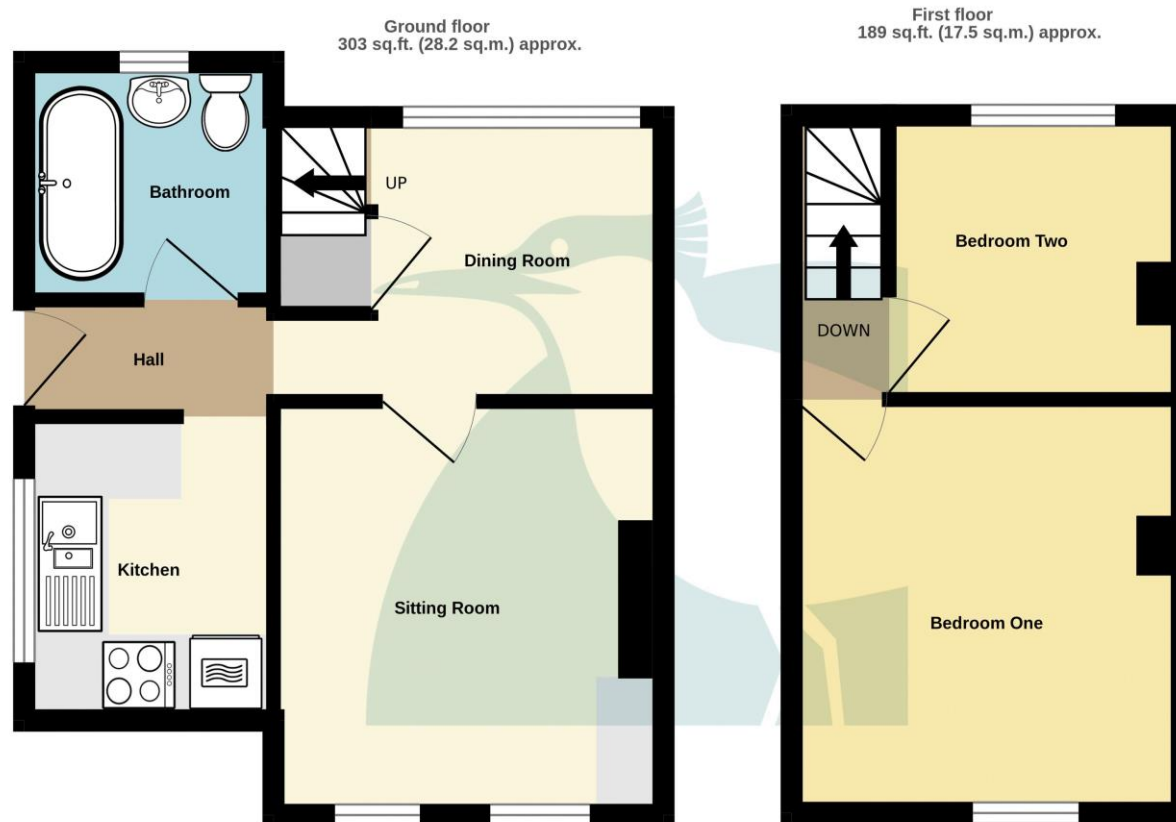
EPC Rating: E

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 FLOOR AREA : 492 sq.ft. (45.7 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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Hallway

6' 9" x 2' 8" (2.06m x 0.81m)

Kitchen

8' 0" x 6' 8" (2.44m x 2.03m)

Bathroom

6' 9" x 5' 10" (2.06m x 1.78m)

Dining Room

7' 10" x 7' 6" (2.39m x 2.28m) plus staircase

Sitting Room

10' 10" x 10' 5" (3.30m x 3.17m)

First Floor

0' 0" x 0' 0" (0.00m x 0.00m)

Bedroom One

10' 11" x 10' 5" (3.32m x 3.17m)

Bedroom Two

8' 0" x 7' 7" (2.44m x 2.31m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 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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