



Flat 4 Deal House, 10 Prince Of Wales Terrace
Deal, CT14 7BU
£250,000

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Flat 4 Deal House

10 Prince Of Wales Terrace, , Deal

A comprehensively refurbished seafront apartment, occupying the second floor of this handsome period building, and commanding fine sea views.

Situation

Prince of Wales Terrace occupies a prominent central and convenient location on the seafront in Deal, within the extended Conservation Area, where Deal's rich history can still be discovered in its winding streets and alleys. Other areas of interest include a Tudor Castle and the traditional seafront with its pier and promenade offering a flat seven mile stretch from Kingsdown to Sandown and across the sand dunes of Sandwich Bay. The town centre itself is just around the corner, comprising an eclectic mix of individual shops, galleries, bars and cafes, mixed in with some essential high street multiples and an extremely popular weekly market. Rail services are available from Deal station only a short walk away and are inclusive of the Javelin high speed link to London St Pancras.

The Property

Having undergone a comprehensive refurbishment, this stylish seafront apartment boasts beautifully presented, light filled accommodating and no onward chain. Deal House is a handsome and imposing white rendered apartment building occupying a prominent position along Deal's iconic seafront. Apartment 4 lies on the second floor and enjoys delightful sea views from both the bright and contemporary sitting/dining room and the spacious double bedroom. The modern kitchen, which is semi-open plan to the sitting/dining room, is fitted with a sleek range of matching gloss white units, integrated cooking appliances and solid wood worktops. The bedroom is serviced by a generous and stylish bathroom, fitted with a three piece matching white suite with a laundry facility occupying once corner. This thoughtfully and

tastefully renovated apartment is double glazed, gas centrally heated and is being sold with no onward chain.

Outside

Restricted on street parking is available on a first come first served basis and residents' parking permits plus visitor permits for the immediate area are available from Dover District Council.

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 & Maintenance Charges

Share of Freehold
900+ years remaining on the lease
Service Charge: £80 per month/£960 per year to Cornersand Ltd

Current Council Tax Band: A

EPC Rating: C

Agents Note

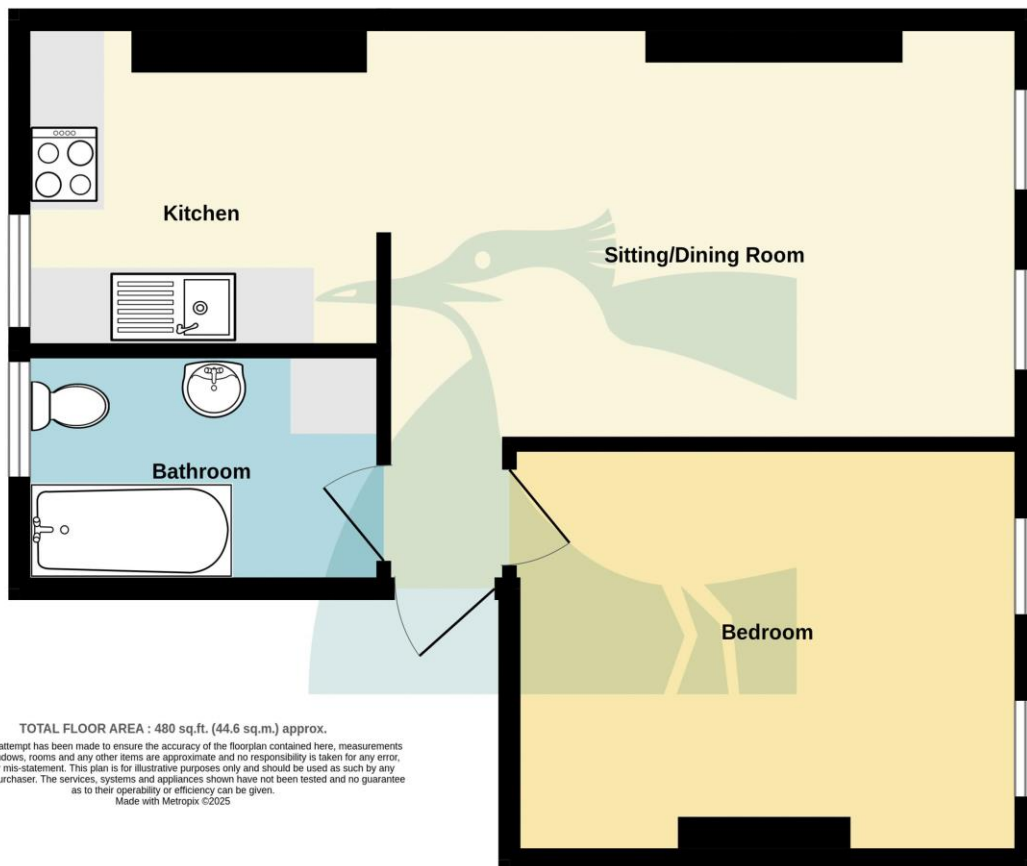
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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



Second floor 480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 480 sq.ft. (44.6 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/Dining Room

17' 2" x 11' 1" (5.23m x 3.38m)

Kitchen

9' 9" x 7' 1" (2.97m x 2.16m) plus recess

Bedroom

13' 10" x 10' 10" (4.21m x 3.30m)

Bathroom

9' 8" x 6' 2" (2.94m x 1.88m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 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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