



59 Hamilton Road
Deal, CT14 9BP
£225,000

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59 Hamilton Road

Deal

A deceptively spacious terraced cottage conveniently situated and enjoying a generous south-west facing garden and no onward chain.

Situation

Hamilton Road is situated in a popular residential area of Deal, offering convenient and essential facilities close at hand and both primary and secondary schooling within walking distance. Comprehensive bus routes are nearby and not far away is Deal's mainline railway station. Deal town centre to the north is a thriving traditional seaside location, providing a wide range of amenities including an award winning high street with a mix of individual shops, eateries and cafes, an attractive seafront and fascinating historic quarter. The town not only has period charm but also a flourishing local community. The seafront has a two mile pebble shoreline with Grade II Listed pier, popular promenade and cycle path.

The Property

Set within the terrace of like styled character cottages lies No: 59, a deceptively spacious and much loved home with a generous south-west facing garden and accommodation arranged over three floors. An open plan sitting/dining room occupies the ground floor complete with dual aspect an a charming feature fireplace. To the lower ground floor is a spacious kitchen/breakfast room, fitted with a matching range of cabinetry and housing the gas boiler installed in 2022. The bathroom is of an enviable size and also features a large walk in storage space. Beyond the kitchen/breakfast room is a garden room/laundry which overlooks and opens onto the rear garden and has space and plumbing for a washing matching and tumble dryer. To the first floor are two double bedrooms, the principal of which has a welcoming feel and attractive wood floorboards. This chain free home is double glazed and gas centrally heated.

Outside

The property boasts a generous south-west facing lawned rear garden, offering great potential. There is also a paved patio area extending from the rear elevation. There is a shared right of access across the properties within the terrace.

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: B

EPC Rating: TBC

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.



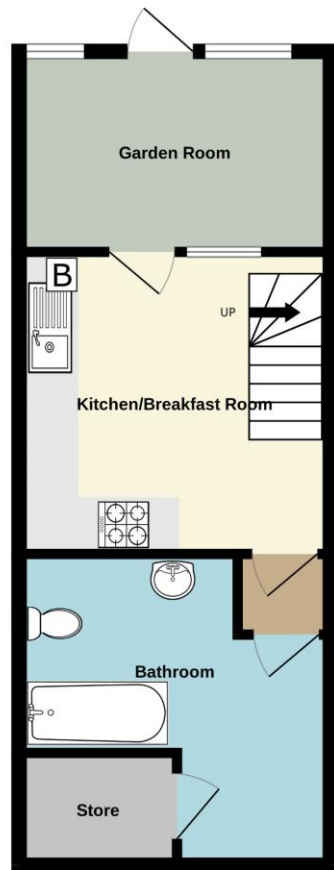
To view this property call Colebrook Sturrock on **01304 381155**

Lower ground floor
369 sq.ft. (34.3 sq.m.) approx.



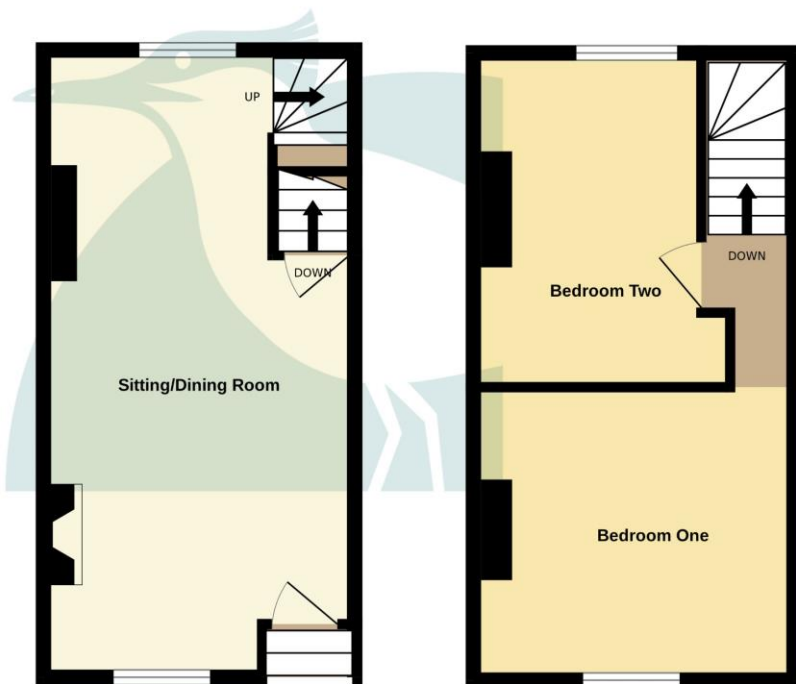
TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

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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Ground floor
276 sq.ft. (25.6 sq.m.) approx.

First floor
283 sq.ft. (26.3 sq.m.) approx.



Sitting/Dining Room

23' 11" x 11' 11" max to include stairwell (7.28m x 3.63m)

Lower Ground Floor

Kitchen/Breakfast Room

11' 11" x 11' 6" (3.63m x 3.50m)

Bathroom

8' 1" x 7' 8" (2.46m x 2.34m) plus 8' 6" x 5' 10" (2.59m x 1.78m)

Store

External Measurement of 6' 0" x 4' 3" (1.83m x 1.29m)

Garden Room

13' 7" x 7' 8" (4.14m x 2.34m)

First Floor

Bedroom One

12' 3" x 11' 2" (3.73m x 3.40m)

Bedroom Two

13' 1" x 8' 9" (3.98m x 2.66m) plus recess



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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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