



2 Pavilion Close
Deal, CT14 6UF
£295,000

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2 Pavilion Close

Deal

A well presented, deceptively spacious semi-detached property, enjoying a cul-de-sac location, within walking distance to the beach.

Situation

Pavilion Close is a quiet cul de sac located off Golf Road in the North end of Deal within an approx one miles radius of the town centre, mainline railway station and Deal is a traditional coastal town with a twist of the creative scene, boasting an award winning high street that offers a pleasing mix of individual shops, restaurants and cafes, a weekly market, attractive pebble seafront, Grade II listed pier and historic Tudor Castle. The town not only has plenty of period charm but also a flourishing local community. There are plenty of opportunities for outdoor pursuits and a two mile promenade ideal for cycling and walking. The mainline railway station offers a regular service and links to the high speed Javelin to London St Pancras.

low-maintenance shingle area planted with a variety of shrubs. The rear garden is of generous size and thoughtfully landscaped, featuring astro-turf for easy upkeep, a raised decked terrace directly adjoining the house—perfect for outdoor dining or relaxing—and well-stocked borders with shrubs and hedging. A garden shed is neatly positioned in the corner, offering convenient storage, with side access to the front via a timber gate.

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: C

Agents Note

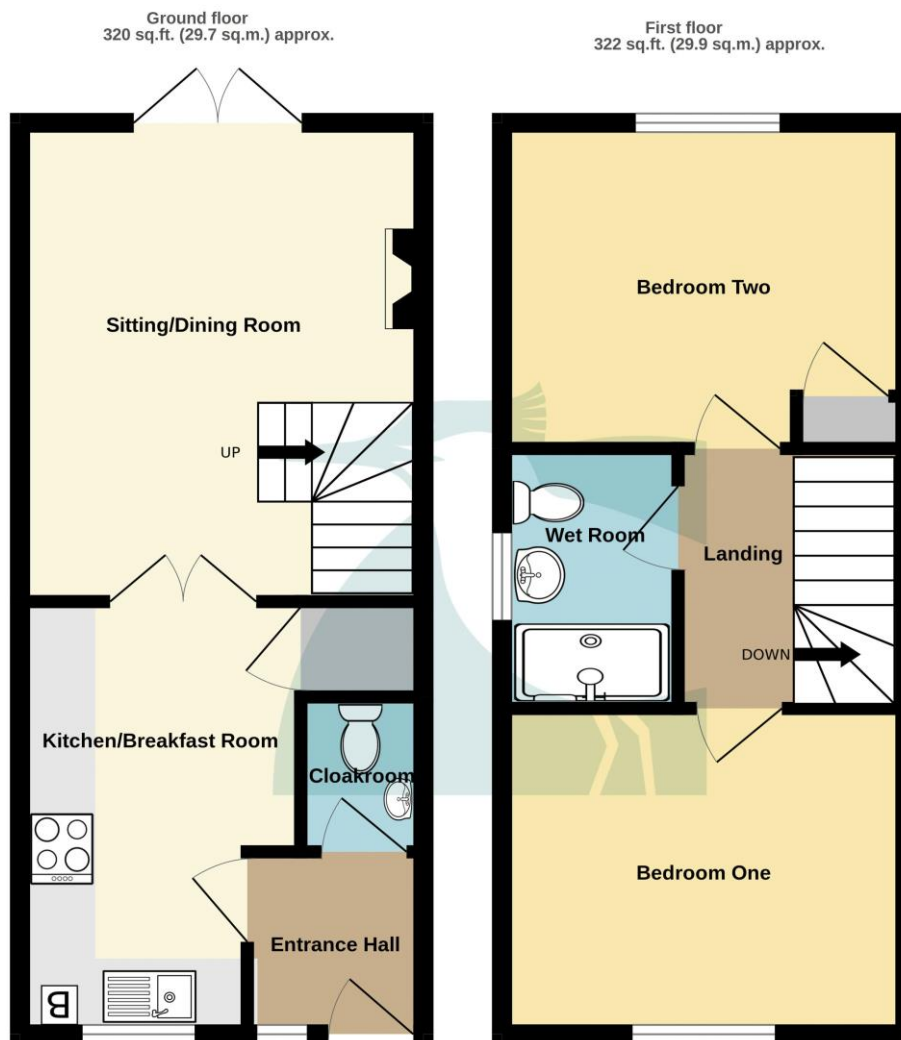
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

Outside

To the front of the property, there is a driveway providing parking, complemented by an attractive



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



TOTAL FLOOR AREA : 642 sq.ft. (59.6 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.

Made with Metropix 5/2025

Cloakroom

4' 7" x 3' 2" (1.40m x 0.96m)

Kitchen/Breakfast Room

12' 11" x 8' 3" (3.93m x 2.51m)

Sitting/Dining Room

14' 4" x 11' 10" (4.37m x 3.60m)

First Floor

Bedroom One

11' 10" x 9' 9" (3.60m x 2.97m)

Bedroom Two

11' 10" x 9' 9" (3.60m x 2.97m)

Wet Room

7' 5" x 4' 7" (2.26m x 1.40m)

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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