



Ivanhoe, 98 London Road
Deal, CT14 9TR
£425,000

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Ivanhoe

98 London Road, Deal

A handsome detached bungalow with much potential close to the town centre, providing three bedroom accommodation with generous gardens and garage.

Situation

Situated in a well regarded residential area just west of Deal town, a short walk from the seafront and popular bustling town centre. Here you will find a varied selection of individual shops, high street multiples, galleries and a good choice of restaurants, cafes, bars and inns. The charming seafront has a two mile pebble shoreline with a Tudor castle and listed pier. The long promenade is ideal for cycling and walking and there are plenty of outdoor pursuits locally including golf courses, tennis, sailing and rowing clubs. Schooling is well catered for both in the independent and state sector. Deal mainline rail station is also just a few minutes walk away with links to the High Speed service to St. Pancras.

rails which add to the overall charm and warmth in this much loved family home.

Outside

Set back from the road Ivanhoe enjoys a good sized lawned front garden bounded by mature trees and shrubs providing a degree of privacy and seclusion with a path running down one side leading to a side gate and carrying on round to the front door. To the rear is a further lawned garden planted with a wide selection of established trees and shrubs. To the rear of the garden is a greenhouse and detached single garage, measuring 19' 10" x 8' 8" (6.04m x 2.64m), having vehicular access and carport accessed via Claremont Road.

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. Tel: 01304 821199

Current Council Tax Band: D

EPC Rating: E

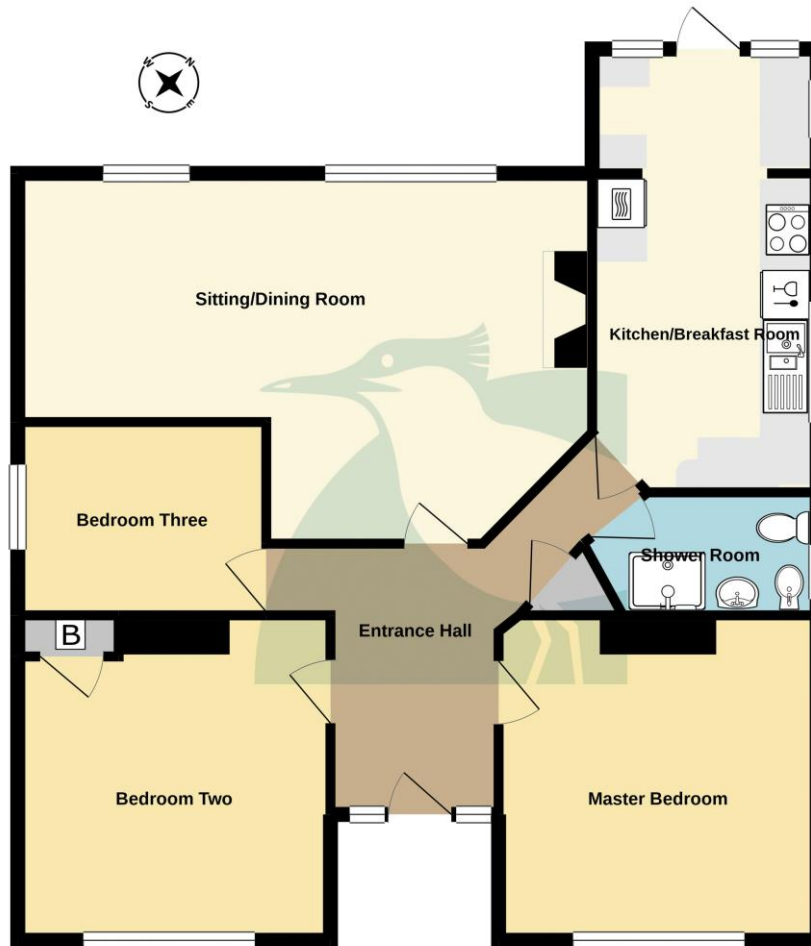
Agents Note

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**

Ground floor
944 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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.
Made with Metropix 6/2020

Sitting/Dining Room

22' 8" x 14' 7" (6.90m x 4.44m) reducing to 9' 10" (2.99m)

Kitchen/Breakfast Room

18' 5" x 8' 11" (5.61m x 2.72m)

Master Bedroom

12' 10" x 12' 4" (3.91m x 3.76m)

Bedroom Two

12' 10" x 12' 4" (3.91m x 3.76m)

Bedroom Three

9' 7" x 7' 7" (2.92m x 2.31m)

Shower Room

8' 11" at widest x 4' 10" (2.72m x 1.47m)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 39 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | EU Directive 2002/91/EC | |

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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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