



Flat 2 St Monica's House, St. Monicas Road
Kingsdown, Deal, CT14 8AZ
£150,000

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Flat 2 St Monica's House

St. Monicas Road, Kingsdown, Deal

Cash Buyers Only. A spacious, light filled first floor flat, situated in the sought after village of Kingsdown, requiring modernisation with no onward chain.

Situation

St. Monica's House is situated along a private road within the heart of this sought after former fishing village. Kingsdown provides a small parade of shops for everyday needs along with local inns and primary school as well as a sheltered beach set in the lee of the White Cliffs of Dover. As well as breathtaking cliff top walks there is a scenic three mile cycle track along the Saxon shoreline to Deal whilst Walmer & Kingsdown Golf Course is less than one mile distant.

No: 2. Beyond the garages lies an additional communal garden with lush lawns, hedged boundaries and attractive mature planting. The property is accessed via steps up to a private front door, accompanied by a personal terrace area that offers views of the rear gardens.

Services

Mains electric, water and drainage 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
99 year lease from 1975 - 49 years remaining.
We understand from the vendor that the maintenance charge is £200pcm.

Current Council Tax Band: B

EPC Rating: F

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.

The Property

St. Monica's House is an imposing detached building with an attractive rendered facade that is home to five apartments nestled amongst beautifully tended communal gardens. Flat 2 occupies part of the first floor and offers spacious, light filled accommodation that is now in need of extensive updating and modernisation. From the entrance hallway is a bathroom, separate WC and a generous sitting room that leads through to the principal (double) bedroom. The kitchen has a basic range of units and a fitted single sink and drainer. Beyond the kitchen is a dining room and the second (single) bedroom. The windows are double glazed and the flat has ample storage throughout as well as being sold with no onward chain.

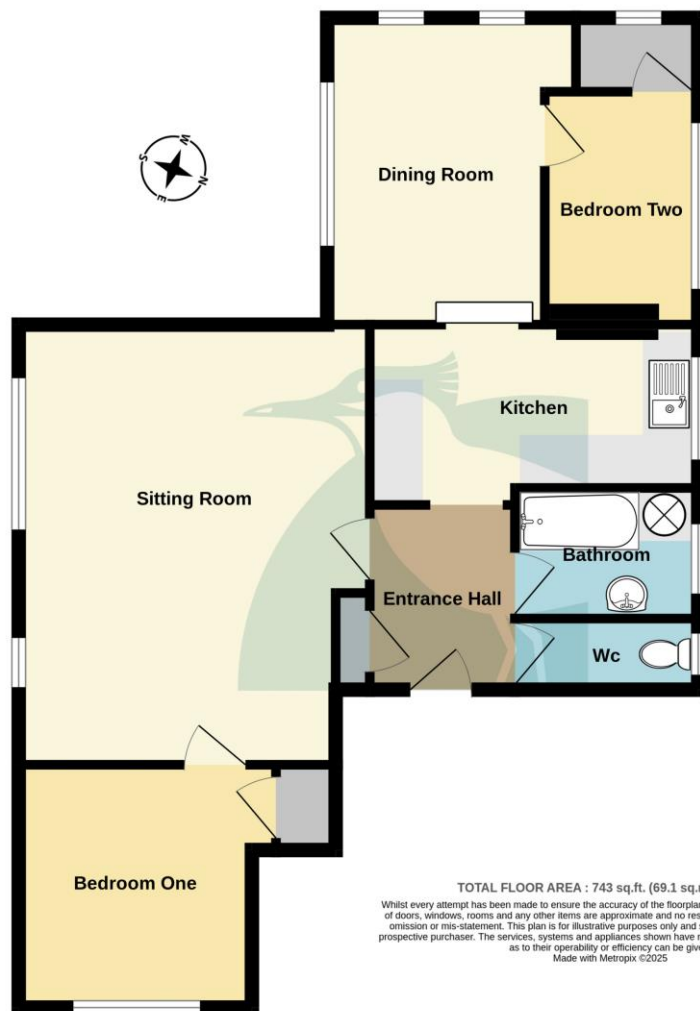
Outside

St Monicas House is set back from the road by a lawned communal front garden, adorned with an array of shrub planting and mature hedging providing a degree of privacy and seclusion. On one side, a sweeping driveway leads to a hardstanding area, offering off-road parking and a block of four single garages, one being allocated to



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

First floor
743 sq.ft. (69.1 sq.m.) approx.



Entrance Hall

7' 6" x 5' 11" (2.28m x 1.80m)

Sitting Room

18' 0" x 14' 4" max (5.48m x 4.37m)

Bedroom One

9' 11" x 8' 8" (3.02m x 2.64m)

Bathroom

7' 2" x 5' 4" (2.18m x 1.62m)

WC

7' 2" x 2' 10" (2.18m x 0.86m)

Kitchen

13' 5" x 5' 6" (4.09m x 1.68m) widening to 7' 0" (2.13m)

Dining Room

12' 6" x 8' 10" (3.81m x 2.69m)

Bedroom Two

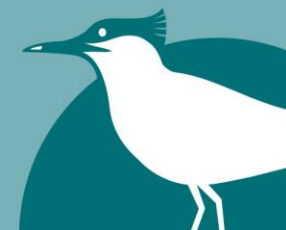
8' 10" plus recess x 6' 3" (2.69m x 1.90m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		

17 The Strand, Deal, Kent, CT14 7DY
t: 01304 381155
walmer@colebrooksturrock.com



colebrooksturrock.com



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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