



61 Patterson Close
Deal, CT14 9NA
£300,000

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61 Patterson Close

Deal

A modern semi-detached bungalow situated in a quiet residential location offered for sale with no onward chain.

Situation

Patterson Close is a pleasant circular residential road, which lies on the western outskirts of Deal, it consists primarily of similar style properties and has easy access into the town centre and the A257 to Sandwich. Convenience shops and amenities are locally available within Upper Deal and Mill Hill. Deal itself is a popular seaside resort offering an extensive range of high street and individual shops, cafes and restaurants, along with a supermarket, post office and weekly market. The town has a most attractive historic quarter, which was the first established Conservation Area in Kent, a bustling seafront, Grade II Listed pier and Tudor Castle. There are numerous leisure facilities available, together with a two-mile footpath and cycle route along the seafront. Deal also has a mainline train station with a regular coastal service and high-speed links to London.

The Property

Situated in a popular and peaceful residential location, this two-bedroom semi-detached bungalow is ideal for those looking to enjoy a quiet location while remaining within close proximity to Deal's bustling town centre and beach. This chain-free home offers well-proportioned accommodation arranged around a central entrance hallway, with a useful cloakroom storage cupboard. To the rear is a spacious sitting/dining room, overlooking and opening onto the rear garden, with an attractive fireplace providing a focal point. To the front are two double bedrooms, the larger of which benefits from fitted storage. The kitchen is accessed from the entrance hallway and is fitted with matching units and integrated cooking appliances. There is also a bright shower room, which leads through to a separate utility/laundry room. The property is double glazed and benefits from gas central heating.

Outside

The property is set back from the road, with a well-tended lawned garden to the front. A driveway to the side provides off-road parking and vehicular access to the single garage, which benefits from power and lighting. To the rear is a good-sized, predominantly lawned garden, featuring an array of established shrubs and mature trees, creating a truly private and secluded space. A small, paved patio sits directly outside the sitting/dining room, while pedestrian access leads to the garage and utility room. A useful timber shed provides additional storage.

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: C

EPC Rating: D

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.



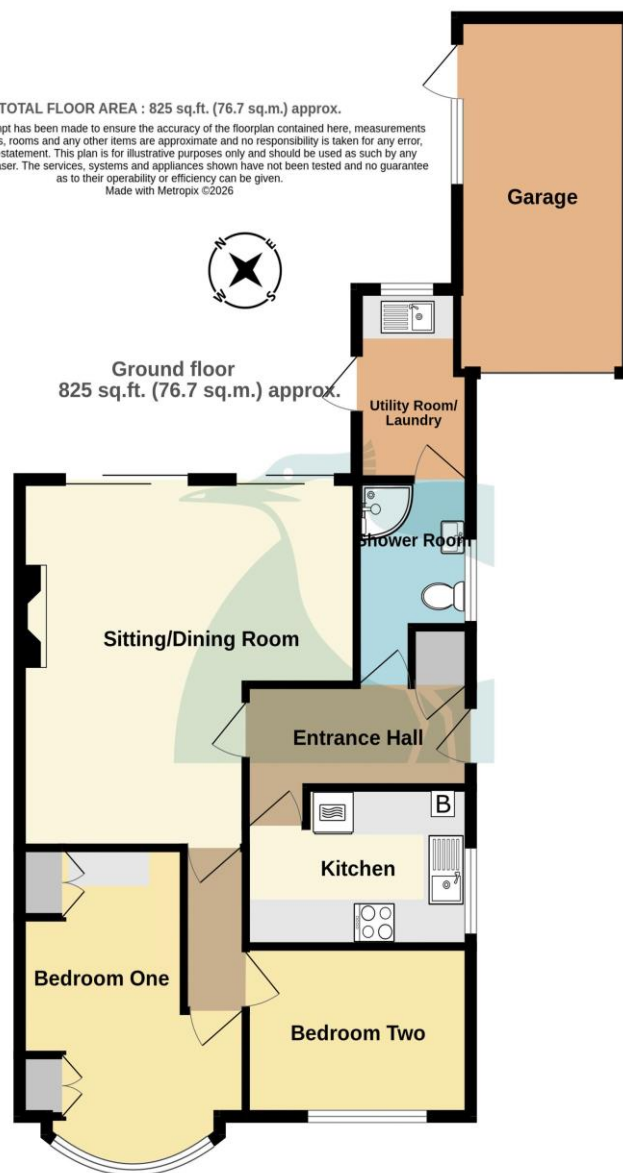
To view this property call Colebrook Sturrock on **01304 381155**

TOTAL FLOOR AREA : 825 sq.ft. (76.7 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.

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Ground floor
825 sq.ft. (76.7 sq.m.) approx.



Sitting/Dining Room

L-shaped 16' 11" max x 16' 2" max (5.15m x 4.92m)

Kitchen

10' 10" x 7' 4" (3.30m x 2.23m)

Bedroom One

14' 7" x 7' 11" (4.44m x 2.41m) increasing to 10' 10" (3.30m)

Bedroom Two

10' 10" x 7' 10" (3.30m x 2.39m)

Shower Room

6' 3" plus recess x 5' 6" (1.90m x 1.68m)

Utility/Laundry Room

8' 9" x 5' 8" (2.66m x 1.73m)

Garage

16' 4" x 8' 2" (4.97m x 2.49m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	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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