



**Price**  
**£325,000**

**Freehold**

3x  1x  1x 

**Kingsdown Road,  
Kingsdown, Deal, Kent,  
CT14**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Chain Free
- Sea front location with sea views from first floor
- Garage and driveway for 1 vehicle
- Opportunity to apply your own stamp
- An ideal retirement move within walking distance to Deal Town Centre

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Lounge/Diner : 17'11 x 12'1 (5.46m x 3.69m)  
 Kitchen : 15'3 x 8'4 (4.65m x 2.54m)

### FIRST FLOOR

Landing  
 Bathroom  
 Bedroom 1: 13'9 x 9'0 (4.19m x 2.75m)  
 Bedroom 2: 9'11 x 8'7 (3.02m x 2.62m)  
 Bedroom 3: 10'3 x 6'0 (3.13m x 1.83m)

### OUTBUILDING

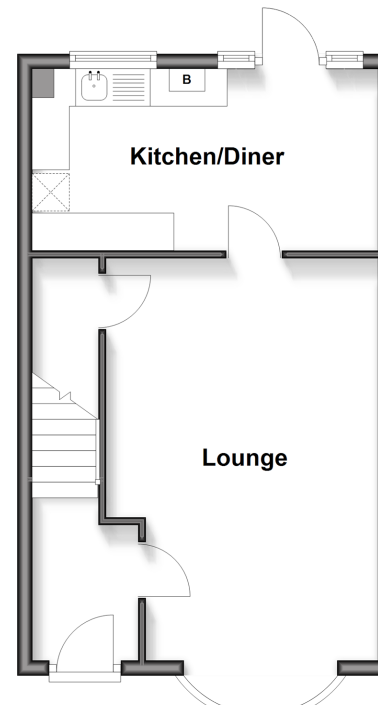
Garage

### OUTSIDE

Front and Rear Gardens  
 Off road Parking

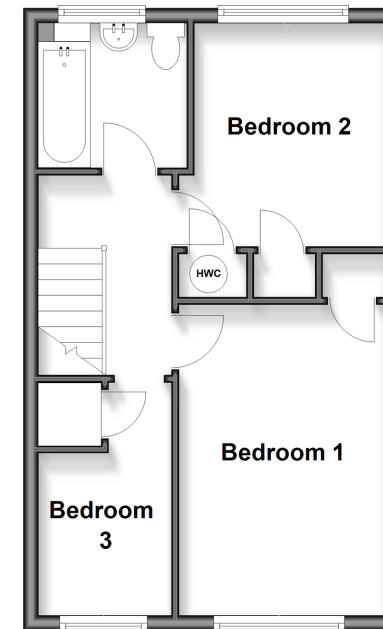
### Ground Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



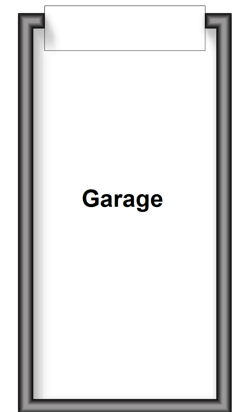
### First Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



### Outbuilding

Approx. 12.2 sq. metres (131.5 sq. feet)



Call Deal - 01304 361420 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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