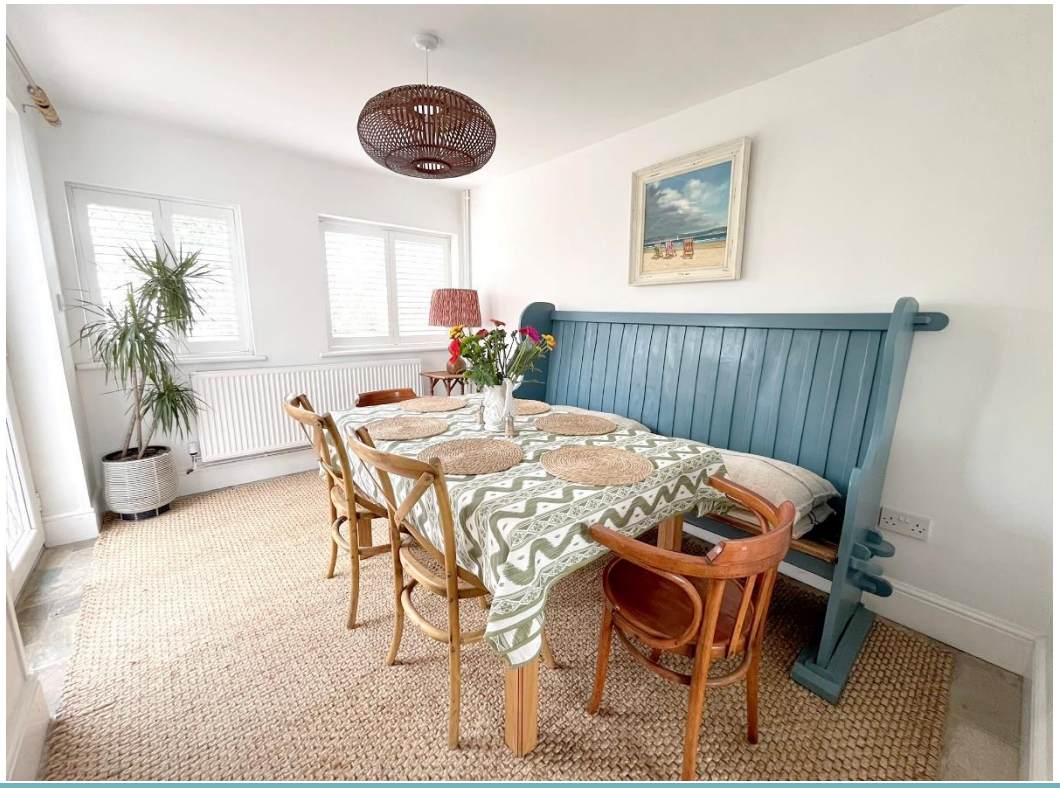


2 Godwyn Road
Deal, CT14 6QR
£595,000

colebrooksturrock.com





2 Godwyn Road

Deal

A handsome detached family home offering deceptively spacious, and beautifully presented accommodation.

Situation

Godwyn Road is located north of Deal high street, within close proximity to the seafront and within walking distance of the town's amenities as well as two golf courses within easy reach. 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 an abundance 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.

The Property

Situated on a side street just moments from Deal's beautiful two-mile pebble beach, this deceptively spacious detached home offers an enviable combination of coastal living and convenience. With Deal's vibrant town centre and stunning seafront both a short distance away, the property is perfectly positioned for enjoying everything this sought-after seaside town has to offer. Beautifully presented throughout, the house opens into a generous reception hall leading to a sumptuous sitting room, creating a welcoming and spacious ground floor ideal for modern family life. The impressive accommodation continues with a large kitchen/breakfast room, separate dining room and versatile garden room, providing an excellent choice of spaces in which to relax, work from home or entertain family and friends. A convenient cloakroom/WC completes the ground floor. Upstairs, there are three generously proportioned bedrooms, together with a smaller fourth bedroom and a well-appointed family shower room. A particularly useful eaves space provides excellent additional storage. Combining generous and versatile living accommodation with a superb location close to both the beach and town centre, this attractive detached home presents an excellent opportunity for those seeking a relaxed coastal lifestyle in Deal.

Outside

Externally, the property is set back from the road behind an attractive pebble-fronted flower garden. The property benefits from two separate driveways, providing off-road parking and vehicular access to a single garage to one side and a carport to the other. To the rear is a generous and private garden arranged over two levels. An elevated, covered sun terrace adjoins the rear elevation, with three sets of steps leading down to a landscaped lower garden. This area features a central pebble section with pergola, climbing roses, and decked dining area providing an ideal space for outdoor entertaining. Beyond, a lawned area extends towards an enclosed kitchen garden complete with greenhouse and timber shed. The garden is attractively planted with an extensive variety of mature shrubs, trees and flowering plants, creating a well-established and private outdoor space.

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: D

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.







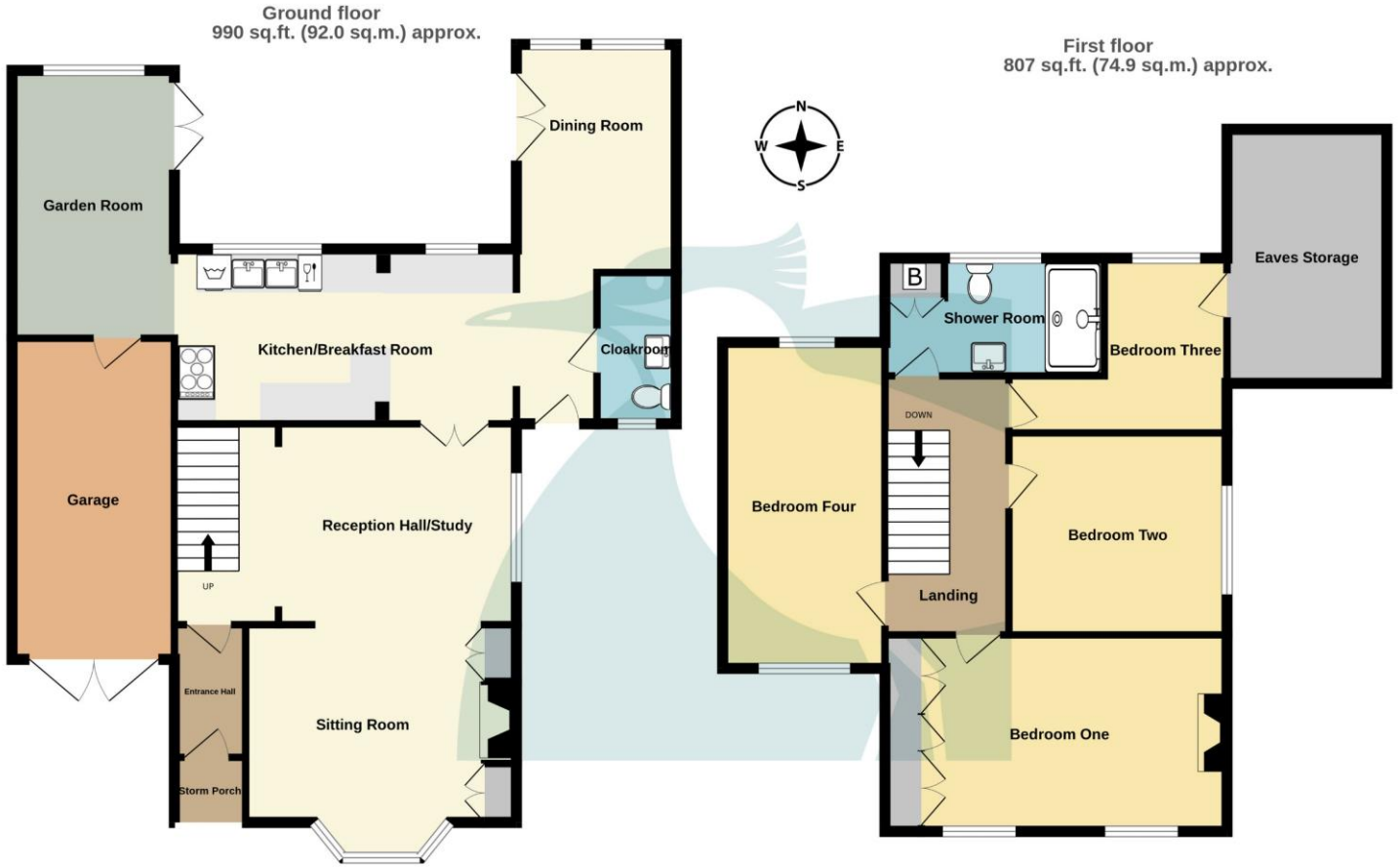


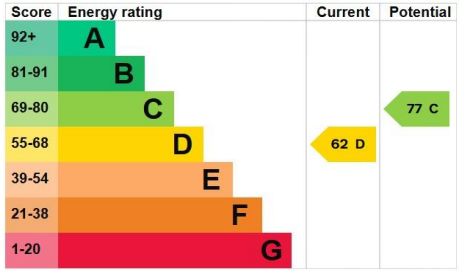






To view this property call Colebrook Sturrock on 01304 381155





TOTAL FLOOR AREA : 1797 sq.ft. (166.9 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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Reception Hall/Study
18' 1" inc. stairs x 10' 8" (5.51m x 3.25m)

Sitting Room
14' 4" max x 10' 2" plus bay (4.37m x 3.10m)

Kitchen/Breakfast Room
18' 10" x 9' 3" (5.74m x 2.82m)

Dining Room
12' 1" x 8' 5" (3.68m x 2.56m)

Cloakroom
7' 5" x 3' 8" (2.26m x 1.12m)

Garden Room
14' 2" x 8' 7" (4.31m x 2.61m)

Garage
17' 11" x 8' 8" (5.46m x 2.64m)

First Floor

Bedroom One
16' 1" to front of wardrobes x 10' 6" (4.90m x 3.20m)

Bedroom Two
11' 6" x 10' 7" (3.50m x 3.22m)

Bedroom Three
17' 3" x 8' 7" (5.25m x 2.61m)

Bedroom Four
9' 2" x 6' 7" (2.79m x 2.01m) extending to 11' 8" (3.55m)

Eaves Storage
13' 6" x 8' 11" (4.11m x 2.72m)

Shower Room
10' 6" x 5' 10" (3.20m x 1.78m)

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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.