



**Guide Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**Church Lane, Deal, Kent,  
CT14**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Beautifully presented home ideal for first time buyers
- Large driveway to the front for 3 vehicles
- Brand new shower room and modern kitchen
- Spacious rear garden with decking and lawn
- Large conservatory

## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen/Diner : 19'8 x 10'4 (6.00m x 3.15m)

Lounge : 12'8 x 10'6 (3.86m x 3.20m)

Conservatory : 17'11 x 17'9 (5.46m x 5.41m)

Separate Toilet

Utility Area

### FIRST FLOOR

Landing

Bedroom 1 : 12'11 x 10'7 (3.94m x 3.23m)

Bedroom 2 : 10'6 x 10'0 (3.20m x 3.05m)

Bedroom 3 : 9'8 x 9'1 (2.95m x 2.77m)

Shower Room

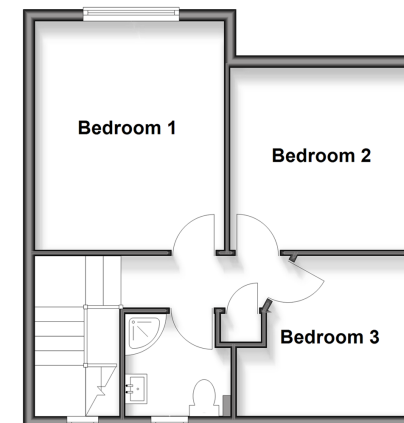
### OUTSIDE

Off Road Parking

Garden to Rear

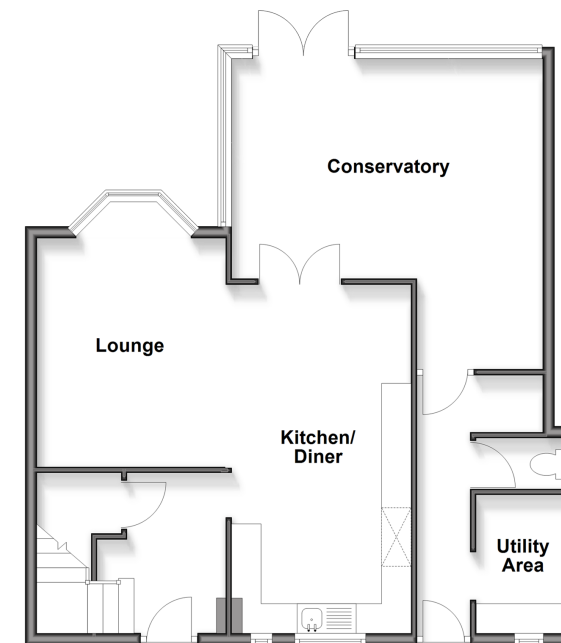
### First Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



### Ground Floor

Approx. 74.7 sq. metres (804.4 sq. feet)



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

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- 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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