



**Guide Price**  
**£360,000**

**Freehold**

3x 1x 2x

**College Road, Deal,  
Kent, CT14**

*Wards*  
Helping you move forwards



## Main features

- Presented in excellent condition throughout
- Offered chain free
- Flexible accommodation, great for a holiday let
- Long, sunny, low maintenance rear garden
- Great location, only minutes from the sea and town centre

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Lounge : 13'8 x 11'8 (4.17m x 3.56m)  
 Dining Area: 13'10 x 11'8 (4.22m x 3.56m)  
 Kitchen : 12'0 x 8'0 (3.66m x 2.44m)  
 Shower Room

### SPLIT LEVEL FIRST FLOOR

Landing  
 Bedroom 1: 13'9 x 11'6 (4.19m x 3.51m)  
 Bedroom 2: 14'6 x 8'8 (4.42m x 2.64m)  
 Bedroom 3: 11'0 x 7'11 (3.36m x 2.41m)

### SECOND FLOOR

Loft Room : 19'10 x 12'9 (6.05m x 3.89m)

### OUTSIDE

Rear Garden

### Split Level Ground Floor

Approx. 49.0 sq. metres (527.7 sq. feet)



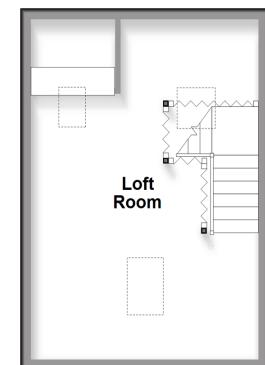
### Split Level First Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



### Second Floor

Approx. 25.3 sq. metres (272.6 sq. feet)



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

■ 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.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale