



1 Beach Mews, Kingsdown Road
Kingsdown, Deal, CT14 8AP
£775,000

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1 Beach Mews

Kingsdown Road, Kingsdown, Deal

An enviable detached family home, in the sought after village of Kingsdown, a stone's throw from the beach.

Situation

Beach Mews is situated in the highly sought after, picturesque seaside village of Kingsdown, just yards from an unspoilt shingle beach with the iconic Zetland Arms pub. Village amenities include a general store, butcher and post office, together with three local inns, all a short walk away. Deal to the north is a traditional coastal town with period charm and a twist of the creative scene, boasting an award-winning high street with a pleasing mix of individual shops, restaurants and cafes, an attractive seafront, Grade II listed pier and historic Tudor Castle. There are endless opportunities for outdoor pursuits in the area and a two-mile promenade between Kingsdown and Deal, ideal for cycling and walking. Walmer mainline railway station is a five-minute drive away and provides a regular service to the high-speed Javelin link to London St Pancras.

The Property

1 Beach Mews was constructed in 2013 as part of a small and exclusive development of seven stylish detached homes, designed around a crisp Art Deco theme. The property is finished to a high specification, with thoughtful design and an emphasis on light-filled accommodation throughout. The ground floor features a striking open-plan kitchen/diner and sitting room, complete with wood burning stove, perfectly suited to modern family living. Clean lines and an abundance of natural light are enhanced by bi-fold & French doors spanning the rear elevation. The high-gloss kitchen is both stylish and practical, complemented by an adjoining utility room with external access. Additional ground-floor accommodation includes a separate study, cloakroom, and direct access to the garage. A turned staircase with a picture window leads to an open central landing on the first floor, serving the principal bedroom with en-suite, three further double bedrooms, and a family bathroom. Two of the bedrooms enjoy impressive floor-to-ceiling windows

with Juliet balconies. This enviable family home is fully double glazed, gas centrally heated, inclusive of underfloor heating, and is being sold with no onward chain.

Outside

The properties share a private driveway, with No. 1 benefiting from private parking for two vehicles and a spacious integral single garage fitted with power, lighting, and an electric roller door. Gated access leads to a fully enclosed, beautifully landscaped rear garden featuring attractive raised beds and paved areas, ideal for outdoor entertaining. Further enhancing the property is a fully insulated, double-glazed garden room with power and lighting, providing a versatile additional space complementing the main accommodation.

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: F

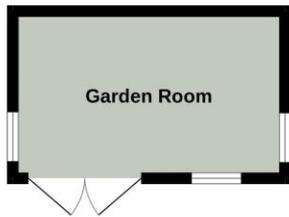
EPC Rating: C

Agents Note

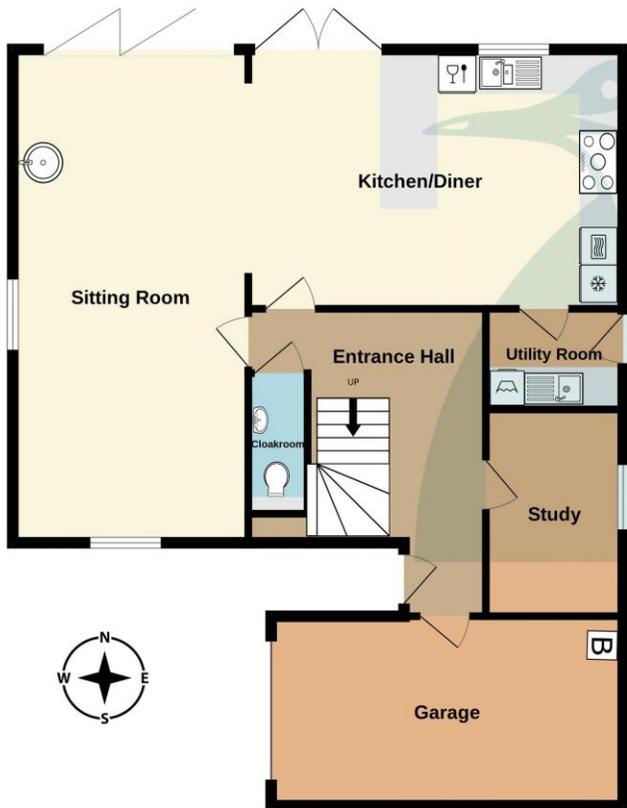
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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



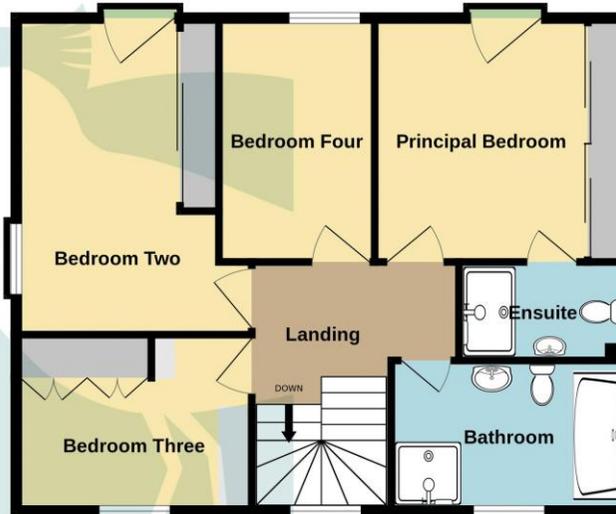
Ground floor
1117 sq.ft. (103.8 sq.m.) approx.



TOTAL FLOOR AREA : 1900 sq.ft. (176.5 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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First floor
783 sq.ft. (72.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sitting Room

25' 2" x 12' 0" (7.66m x 3.65m)

Kitchen/Diner

19' 1" x 13' 3" (5.81m x 4.04m)

Utility Room

7' 0" x 5' 2" (2.13m x 1.57m)

Study

10' 7" x 6' 11" (3.22m x 2.11m)

Cloakroom

7' 3" x 3' 0" (2.21m x 0.91m)

Principal Bedroom

12' 7" x 12' 3" (3.83m x 3.73m)

Ensuite

8' 0" x 4' 7" (2.44m x 1.40m)

Bedroom Two

15' 9" x 10' 4" (4.80m x 3.15m)

Bedroom Three

12' 0" x 8' 10" (3.65m x 2.69m)

Bedroom Four

12' 3" x 7' 9" (3.73m x 2.36m)

Bathroom

11' 7" x 7' 5" (3.53m x 2.26m)

Garage

17' 11" x 9' 8" (5.46m x 2.94m)

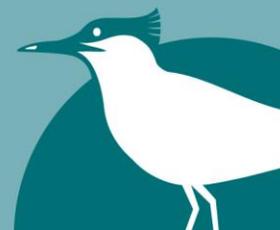
Garden Room

13' 10" x 8' 6" (4.21m x 2.59m)

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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.

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