



20a Allenby Avenue
Deal, CT14 9AZ
£285,000

colebrooksturrock.com





20a Allenby Avenue

Deal

A well-maintained, modern end of terrace home offering chain free, contemporary designed accommodation together with parking and a good size garden.

Situation

Allenby Avenue is situated on the western borders of Deal, with easy access into the town centre and the A257 through to the Cinque Port of Sandwich. Convenience shops and amenities are locally available within Upper Deal, Mill Road and Mill Hill. Deal itself is a popular seaside resort, famed for its award-winning high street which has a vibrant atmosphere and a good selection of independent shops and popular eateries. The town has a most attractive historic quarter which was the first established Conservation Area in Kent, a bustling seafront, Grade II Listed pier and Tudor Castle. There are numerous leisure and sporting facilities available, together with a two-mile promenade along the seafront. Deal also has a mainline train station with a regular coastal service and high-speed links to London.

The Property

Located in a sought-after residential area, this modern end-of-terrace home enjoys a convenient position close to local amenities, Deal town centre and the seafront. Offered for sale with no onward chain, the property provides well-proportioned accommodation that is beautifully presented throughout, creating a contemporary, light-filled and airy living environment. The ground floor features an inviting sitting/dining room at the front of the property, while to the rear a bright kitchen/breakfast room overlooks the good size garden and opens directly onto it. The kitchen is fitted with an attractive range of matching units together with integrated cooking appliances. Upstairs, there are two double bedrooms, served by a stylish bathroom, with bedroom one benefiting from a matching en-suite shower room. This well-maintained home also benefits from full double glazing and central heating via an electric boiler.

Outside

Set back from the road, the property benefits from a low-maintenance pebble forecourt providing off-road parking for two cars. A side pathway and gate lead to the enclosed rear garden, measuring approximately 43'5" x 14'5" (13.22m x 4.39m), which enjoys an easterly aspect. The garden is well maintained and features a gravel seating area adjacent to the rear of the property, with a central lawn extending beyond. At the far end, an attractive Indian sandstone patio provides a pleasant space for outdoor seating and entertaining, while a timber shed offers useful garden storage.

Services

Mains electric, water and drainage 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: B

EPC Rating: D

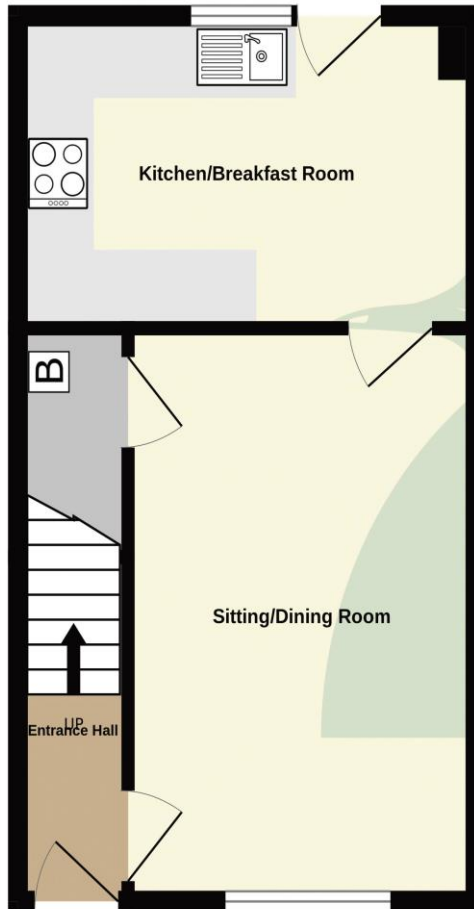
Agents Note

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.

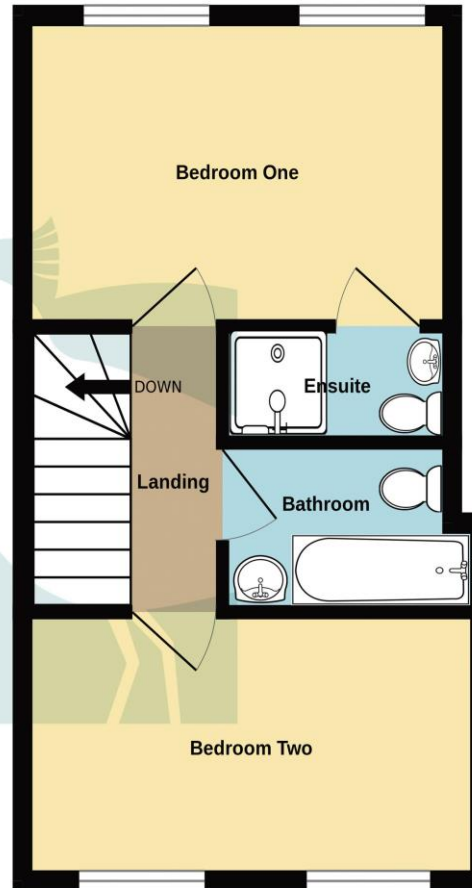


To view this property call Colebrook Sturrock on **01304 381155**

Ground floor
332 sq.ft. (30.9 sq.m.) approx.



First floor
314 sq.ft. (29.2 sq.m.) approx.



Sitting/Dining Room
15' 10" x 10' 5" (4.82m x 3.17m)

Kitchen/Breakfast Room
13' 8" x 8' 7" (4.16m x 2.61m)

First Floor

Bedroom One
12' 10" x 8' 7" (3.91m x 2.61m)

Ensuite Shower Room
6' 10" x 3' 2" (2.08m x 0.96m)

Bedroom Two
13' 9" x 7' 5" (4.19m x 2.26m)

Bathroom
7' 8" reducing to 6' 10" (2.08m) x 4' 8" (2.34m x 1.42m)



TOTAL FLOOR AREA : 646 sq.ft. (60.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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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