



**Guide Price**  
**£120,000**

**Leasehold**

3x  1x  2x 

**Kingsdown Park, Upper  
Street, Kingsdown, Deal,  
Kent, CT14**

*Wards*  
Helping you move forwards



## Main features

- Adapted stairs and under floor heating
- Ideal holiday home or investment
- Within a short walk of local amenities and Kingsdown beach
- Generous front and rear decking in peaceful position within the park
- In great condition throughout with many improvements made by current owner to include a new kitchen and electric box

## Accommodation

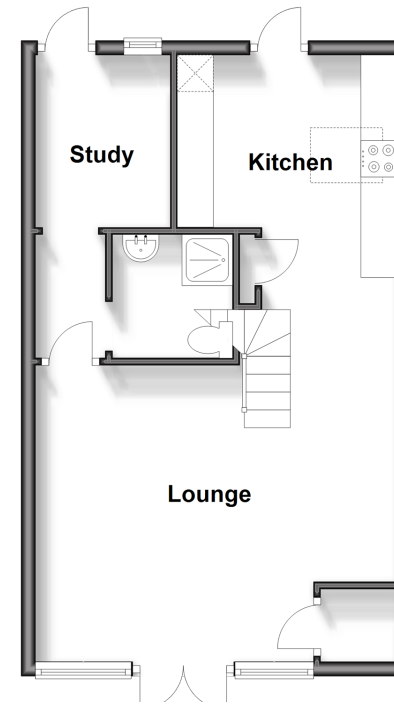
### GROUND FLOOR

Lounge : 17'7 x 13'4 (5.36m x 4.07m)  
 kitchen: 11'6 x 8'11 (3.51m x 2.72m)  
 Study/Bedroom 3: 7'8 x 6'4 (2.34m x 1.93m)  
 Shower Room

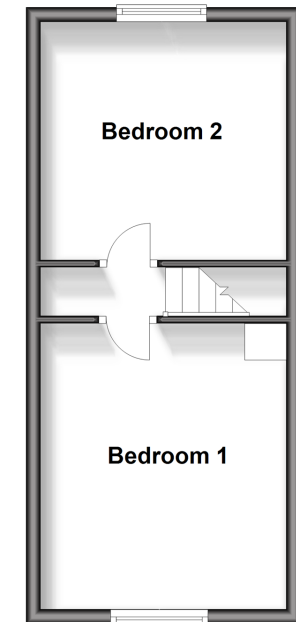
### FIRST FLOOR

Bedroom 1: 13'7 x 10'5 (4.14m x 3.18m)  
 Bedroom 2: 11'7 x 10'5 (3.53m x 3.18m)

**Ground Floor**  
 Approx. 41.6 sq. metres (447.6 sq. feet)



**First Floor**  
 Approx. 27.4 sq. metres (295.0 sq. feet)



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

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property



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