



24 Sandown Place Ark Lane
Deal, CT14 6RH
£165,000

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24 Sandown Place

Ark Lane, Deal

A modern first floor apartment close to the town centre boasting allocated parking, a private courtyard garden and no onward chain.

Situation

Sandown Place is a modern development situated within Ark Lane boasting close proximity to the town centre and seafront. Deal town centre is also close by, being a traditional coastal town with a twist of the creative scene boasting an award-winning High Street that offers a pleasing mix of individual shops, restaurants and cafes, a weekly market, attractive pebble sea front and Grade II listed pier. The town not only has plenty of period charm but also a flourishing local community. Deal's mainline railway station offers a regular service and links to the High Speed Javlin to London St Pancras.

The Property

Sandown Place is a modern development of purpose-built apartments situated in a quiet and convenient position just north of Deal town centre. No: 24 is positioned on the first floor and enjoys well proportioned, light filled accommodation. The entrance hallway leads to a good size sitting/dining room and separate fitted kitchen beyond, complete with matching cabinetry plus integrated cooking appliances and fridge/freezer. An inner hallway, with built in boiler storage cupboard, accesses the bright bathroom and the double bedroom, with built in double wardrobe. This chain free apartment is double glazed and gas centrally heated.

Outside

No: 24 benefits from an allocated off road parking space which is conveniently positioned next to the communal entrance, serving four apartments. To the rear is a private and enclosed paved courtyard garden.

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 & Maintenance Charges

Share of Freehold.
Lease with approx. 102 years remaining.
£845.52 per annum paid in monthly instalments.

Current Council Tax Band: A

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

First floor
479 sq.ft. (44.5 sq.m.) approx.



Entrance Hall

7' 10" x 3' 1" (2.39m x 0.94m)

Sitting/Dining Room

15' 6" x 11' 6" (4.72m x 3.50m) plus recess and box bay

Kitchen

8' 1" x 7' 9" (2.46m x 2.36m)

Inner Hall

6' 3" x 3' 2" (1.90m x 0.96m)

Bathroom

8' 0" x 5' 7" max (2.44m x 1.70m)

Bedroom

12' 1" x 8' 9" (3.68m x 2.66m)



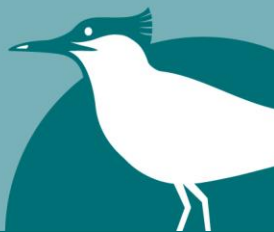
TOTAL FLOOR AREA : 479 sq.ft. (44.5 sq.m.) approx.

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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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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