



33 Charles Road
Deal, CT14 9AT
£285,000

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33 Charles Road

Deal

A well-proportioned semi-detached family home set in a popular residential cul-de-sac offered for sale with no onward chain.

Situation

Charles Road is a pleasant cul-de-sac, just off St Leonard's Road, situated in a popular residential area 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 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

Number 33 sits centrally within the cul-de-sac and comprises a modern three bedroom semi-detached home offering well proportion accommodation together with great scope. The central entrance hallway gives access to two reception rooms, including a spacious front sitting room featuring an attractive focal-point fireplace, while the dining room to the rear is semi open-plan to the kitchen, which overlooks and opens directly onto the south facing rear garden. To the first floor is a generous principal bedroom together with a further double bedroom and a good size single all serviced by a modern bathroom suite. This much-loved family home is gas centrally heated, double glazed and is being sold with no onward chain.

Outside

The property is set back from the road behind a lawned front garden, while a driveway to the side provides off-road parking. A timber pedestrian gate gives access to the enclosed south facing rear garden, which is mainly laid to lawn and features two paved seating areas together with substantial timber storage sheds. To the rear, the property enjoys an open outlook over The Charles Sports Ground, the home of Deal Town Football Club.

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: C

EPC Rating: D

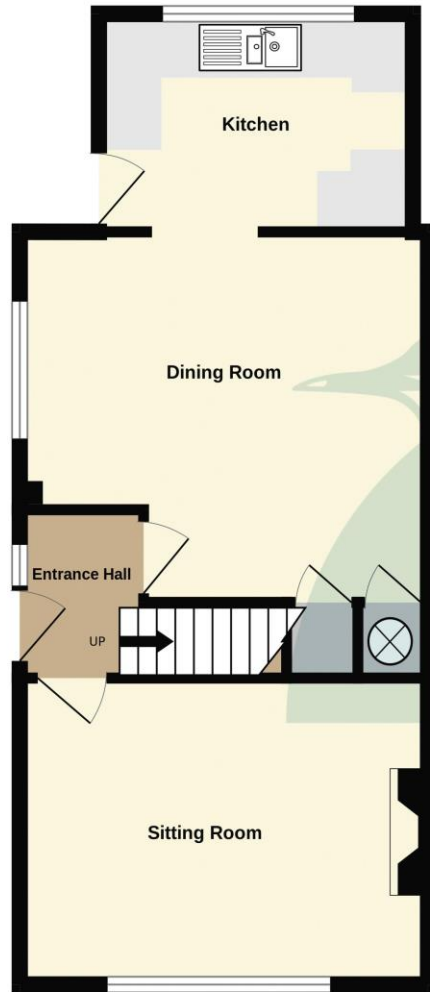
Agents Note

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.

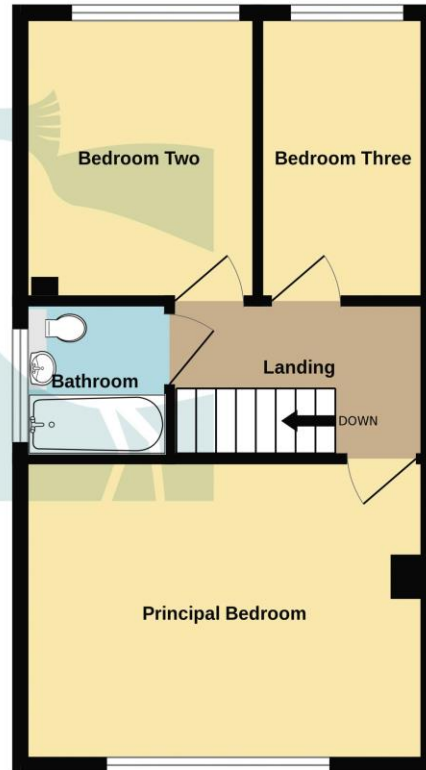


To view this property call Colebrook Sturrock on **01304 381155**

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



First floor
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.1 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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Entrance Hall

6' 0" x 4' 6" (1.83m x 1.37m)

Sitting Room

14' 10" x 10' 11" (4.52m x 3.32m)

Dining Room

14' 10" x 13' 2" max (4.52m x 4.01m)

Kitchen

11' 5" x 7' 9" (3.48m x 2.36m)

First Floor

Principal Bedroom

14' 10" x 10' 11" (4.52m x 3.32m)

Bedroom Two

10' 2" x 8' 7" (3.10m x 2.61m)

Bedroom Three

10' 2" x 5' 11" (3.10m x 1.80m)

Bathroom

5' 11" x 5' 5" (1.80m x 1.65m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 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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