



2 The Cottages, The Street
Worth, Deal, CT14 0BY
Offers in Excess of £250,000

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2 The Cottages

The Street, Worth, Deal

A charming and well-presented two-bedroom mid-terrace cottage, situated in the highly desirable village of Worth.

Situation

This picturesque village boasts a thriving community that organises and hosts a variety of events and activities throughout the year, including the popular annual Worth Open Gardens. Village amenities include a well-regarded primary school, Busy Bees Preschool within the village hall, a parish church, cricket pitch, and two highly regarded public houses. The historic Cinque Port town of Sandwich, approximately 2 miles away, offers an excellent range of independent shops, cafés, restaurants and other everyday amenities. For golf enthusiasts, the world-renowned Royal St George's Golf Club and Princes Golf Club are both close by at Sandwich Bay. Sandwich railway station offers regular services to London Charing Cross, as well as high-speed services to London St Pancras. The charming seaside town of Deal, approximately 4 miles away, provides an even wider range of shopping, leisure and dining facilities, together with two additional mainline railway stations.

The Property

This delightful cottage has been lovingly maintained by the current owner and offers deceptively spacious, well-planned accommodation throughout. The property is entered via a useful entrance lobby, which leads into the welcoming sitting room, centered around an attractive fireplace with a log-burning stove, creating a cosy focal point. Stairs rise from the sitting room to the first floor, where there is a double bedroom with a large built-in wardrobe, together with a single bedroom, currently used as a study, which also benefits from a built-in storage cupboard. Leading from the sitting room is the dining room, which in turn opens into a well-appointed kitchen fitted with an attractive range of matching units and granite worktops. Beyond the kitchen is the bathroom, which

incorporates a practical utility area and bespoke fitted storage. A door from the kitchen provides access to the rear garden.

Outside

The rear garden has been designed with ease of maintenance in mind, being fully enclosed by fencing and laid predominantly to paving and shingle, complemented by a raised planted border. A rear gate provides access across the neighbouring property. To the front of the cottage is a further low-maintenance garden area, attractively laid to slate chippings.

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

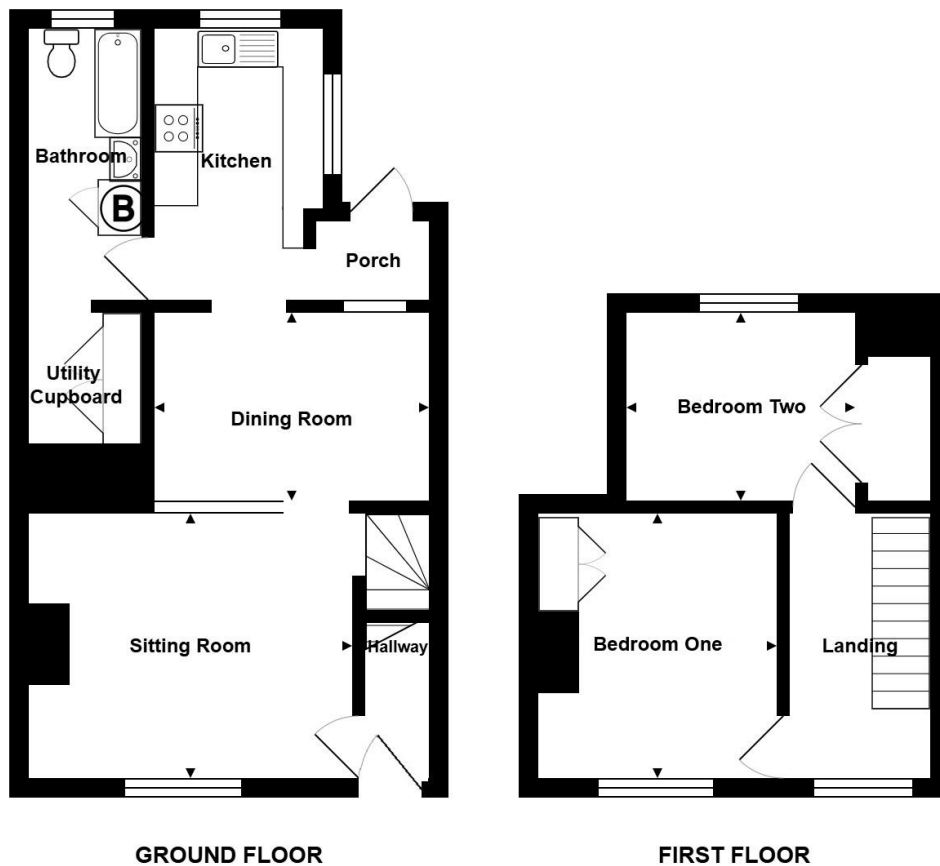
EPC Rating: C

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 612197**



Measurements of doors, windows and rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement
This plan is for illustrative purpose only .

Sitting Room

13' 0" x 10' 8" (3.96m x 3.25m)

Dining Room

11' 0" x 7' 8" (3.35m x 2.34m)

Kitchen

10' 11" x 6' 9" (3.32m x 2.06m)

Bathroom

10' 11" x 4' 6" (3.32m x 1.37m)

First Floor

Bedroom One

10' 8" x 9' 7" (3.25m x 2.92m)

Bedroom Two

9' 2" x 7' 10" (2.79m x 2.39m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	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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