



2 Friends Close
Deal, CT14 6FD
£335,000

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2 Friends Close

Deal

A modern end of terrace family home conveniently located in a popular residential location to the North-West of Deal town.

Situation

Friends Close is a quiet cul-de-sac within Northwall Road, a long residential no-through road with an interesting mix of properties just North-West of the town centre. Deal is a traditional coastal town with a twist of the creative scene, boasting an award winning high street, a pleasing mix of individual shops, restaurants and cafes, an attractive pebble seafront, Grade II listed pier and historic Tudor Castle. The town not only has plenty of period charm but also a flourishing local community, weekly markets and a vibrant theatre. There is plenty of opportunity for outdoor pursuits and a two mile promenade ideal for cycling and walking. The mainline railway station is a short walk away and provides a regular service to London St Pancras with the high speed Javelin link.

The Property

This deceptively spacious modern family home is set on a private, secluded corner plot close to the town centre. Entering via the side hallway with cloakroom, you're welcomed into a bright dual-aspect kitchen/dining room with shaker-style units and a full complement of integrated appliances. Double doors open to an enclosed lawned garden, perfect for outdoor living.

At the rear, a generous sitting room offers a peaceful retreat featuring French doors to a second, more private garden space.

To the first floor are three double bedrooms, including a principal with built-in wardrobes, all served by a stylish, light-filled bathroom with a three-piece suite and separate shower enclosure. Fully double glazed and gas centrally heated, this much loved family home offers comfort, privacy, and convenience.

Outside

The property enjoys a corner plot having enclosed front and rear gardens as well as a block paved driveway to the side providing ample off road parking. To the front a fenced and hedged lawned garden enjoys the morning and early afternoon sun whilst to rear a more intimate outside space lies off the sitting room.

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

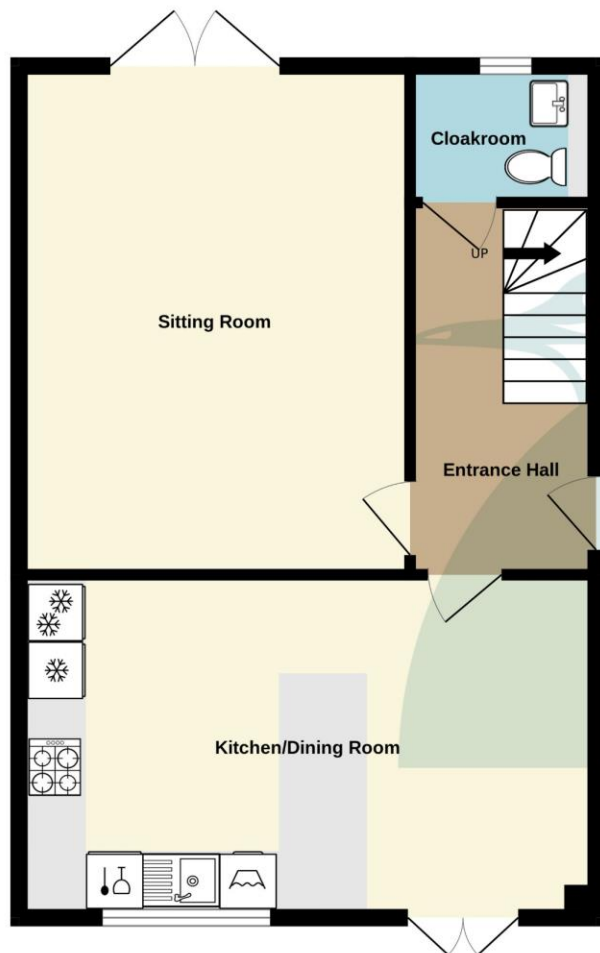
Agents Note

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.

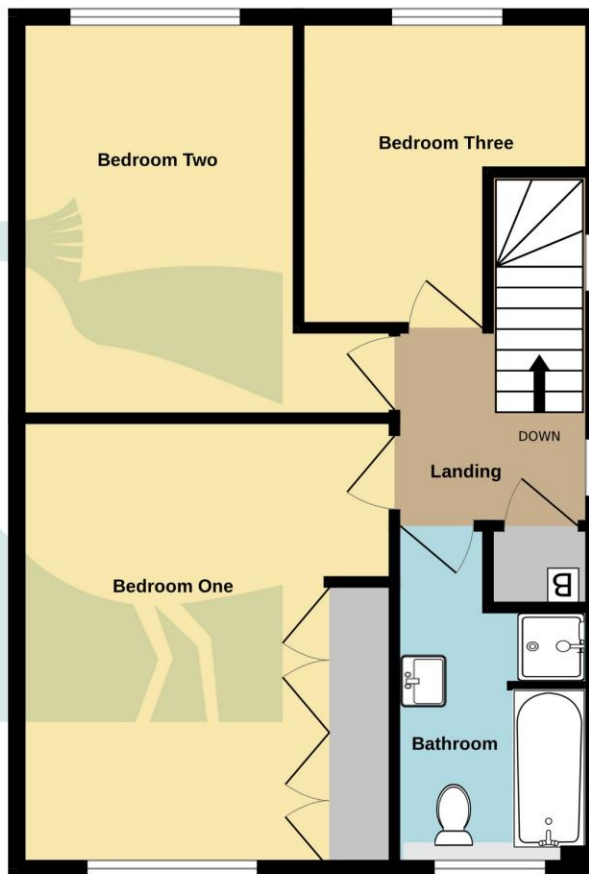


To view this property call Colebrook Sturrock on **01304 381155**

Ground floor
566 sq.ft. (52.6 sq.m.) approx.



First floor
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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

12' 7" x 6' 4" (3.83m x 1.93m)

Cloakroom

6' 4" x 4' 0" (1.93m x 1.22m)

Sitting Room

17' 3" x 12' 9" (5.25m x 3.88m)

Kitchen/Dining Room

19' 7" x 11' 8" (5.96m x 3.55m)

First Floor

Bedroom One

15' 4" x 12' 6" (4.67m x 3.81m)

Bedroom Two

13' 9" x 9' 7" (4.19m x 2.92m) plus recess.

Bedroom Three

L-shaped 10' 9" max x 9' 7" max (3.27m x 2.92m)

Bathroom

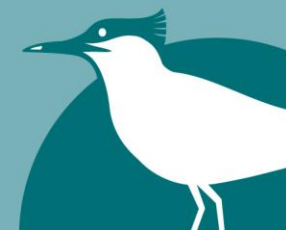
11' 8" x 6' 9" (3.55m x 2.06m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 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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