

53 London Road
Deal, CT14 9TF
£465,000

colebrooksturrock.com





# 53 London Road

## Deal

A beautifully presented detached family home conveniently positioned close to Deal station and town centre. No onward chain.

### Situation

Situated in a well regarded residential area just west of Deal town, a short walk from the seafront and popular bustling town centre where you will find a varied selection of individual shops, high street multiples, galleries and a good choice of restaurants, cafes, bars and inns. The charming seafront has a two mile pebble shoreline with a Tudor castle and listed pier. The long promenade is ideal for cycling and walking and there are plenty of outdoor pursuits locally including golf courses, tennis, sailing and rowing clubs. Schooling is well catered for both in the independent and state sector. Deal mainline rail station is also just a few minutes walk away with links to the High Speed service to St. Pancras.

### The Property

Occupying a convenient position close to Deal's mainline station and bustling town centre lies No: 53, a beautifully presented detached family home having been lovingly renovated throughout by the current owners to create stylish and thoughtfully designed accommodation, with a truly welcoming feel. The attractive entrance hallway, with built in storage and study nook, features herringbone flooring that runs through to the neighbouring cloakroom/WC and dining room. To the front is an inviting sitting room, with box bay window and built in media wall housing a striking feature fire. To the rear is a bright dual aspect kitchen/breakfast room and accompanying utility room fitted with a sleek range of cabinetry plus a matching island and double doors opening onto the rear garden. To the first floor are two good size bedrooms, with built in wardrobes, and a single bedroom, serviced by a spacious, light filled family bathroom. This much loved family home is being sold with no onward chain.

### Outside

Externally, to the front is a newly installed resin driveway providing off road parking for up to three vehicles. A timber gate giving pedestrian side access leads through to an enclosed landscaped garden, enjoying a southerly aspect, where an attractive paved patio envelopes the rear elevation providing a great entertaining space directly accessed from the kitchen/breakfast room. An area of lawn extends beyond to a fantastic detached timber framed garden building with power and lighting connected and incorporating a garden room, gym, store and workshop.

### 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: D

### 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.



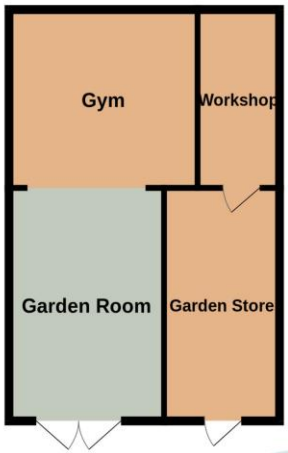






To view this property call Colebrook Sturrock on 01304 381155

Ground floor
1161 sq.ft. (107.8 sq.m.) approx.





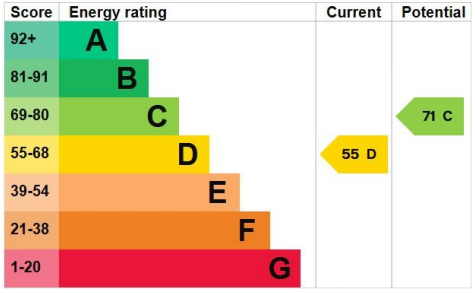


TOTAL FLOOR AREA : 1675 sq.ft. (155.6 sq.m.) approx.

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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First floor
514 sq.ft. (47.8 sq.m.) approx.




## Sitting Room
12' 7" x 11' 9" plus box bay (3.83m x 3.58m)

## Dining Room
137' 10" x 10' 0" (41.98m x 3.05m)

## WC
7' 6" x 3' 3" (2.28m x 0.99m)

## Utility Room
7' 5" x 7' 4" (2.26m x 2.23m)

## Kitchen/Breakfast Room
14' 5" x 12' 0" (4.39m x 3.65m)

## First Floor

## Bedroom One
14' 0" plus box bay x 12' 8" (4.26m x 3.86m)

## Bedroom Two
11' 10" x 10' 10" (3.60m x 3.30m)

## Bedroom Three
8' 4" x 5' 11" (2.54m x 1.80m)

## Bathroom
8' 10" max x 7' 6" (2.69m x 2.28m)

## Outside

## Garden Room
15' 5" x 10' 6" (4.70m x 3.20m)

## Gym
13' 0" x 11' 9" (3.96m x 3.58m)

## Garden Store
15' 5" x 7' 11" (4.70m x 2.41m)

## Workshop
11' 9" x 5' 7" (3.58m x 1.70m)

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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.