



Hollyhock Cottage, 112 West Street, Deal

Guide Price £375,000 - £400,000





THE PROPERTY

A beautiful 2-double bedroom mid terraced cottage located in the conservation area with the main town, Deal Train Station and the beach, all within minutes walking distance.

On entering this charming cottage, you will feel immediately at home. It is both cosy and spacious. The large sitting room has a wonderful stained glass front door and feature fireplace with wood burner. The double-glazed wooden window has been replaced to a high specification. The original floors have been restored and continue into the dining area and the archway features in this room provide extra period elements in this home.

The dining room also has an attractive feature fireplace and double-glazed French Doors have also been replaced making this a great entertaining space all year round.

The well-designed kitchen has access into the rear garden, a handy downstairs WC with the gas boiler, neatly located in this cloakroom. There is plenty of storage, electric oven and gas hob, butler sink and finished with high-quality wooden worktops and glazed tiles.

An understairs cupboard has the added benefit of being full height so super useful for storage, no crawling around or hitting your head in there!





UPSTAIRS

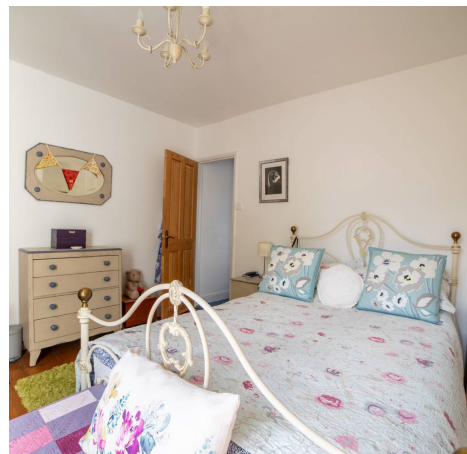
The Principal Bedroom located at the front of the cottage has a feature fireplace, a built-in cupboard and plenty of room for the additional wardrobe and furniture.

The second double bedroom also has a built-in cupboard and a large tilt and turn window to let in lots of light. Both bedrooms have also had the original wooden floors restored.

The huge luxury bathroom is a showstopper with a large separate shower and free-standing bath. You really must see this to appreciate the space.

The whole house has been well maintained and neutrally re-decorated throughout.

For those that need more storage, or even need a hobby room, you will not be disappointed. The loft is boarded and insulated, with a Velux window to let in daylight.



OUTSIDE

The enchanting rear garden has plenty of established plants and shrubs but is fairly low maintenance so you can spend time relaxing on the patio to enjoy the peace and quiet. There is also access to the rear pathway from garden.

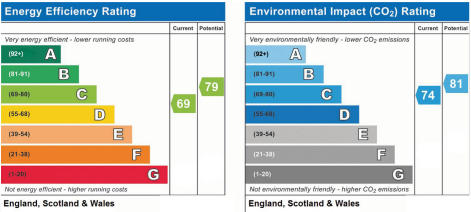
Parking

Parking is located directly opposite this cottage at West Street Car Park. A Residents Permit can be obtained from Dover District Council c£140 pa.

OUT AND ABOUT

In less than 5 minutes walking distance you will be at the beach, the main supermarkets and Deal Train Station. The rest of the town is right on your doorstep, where you will find an amazing choice of independent shops, cafes, bars and restaurants.

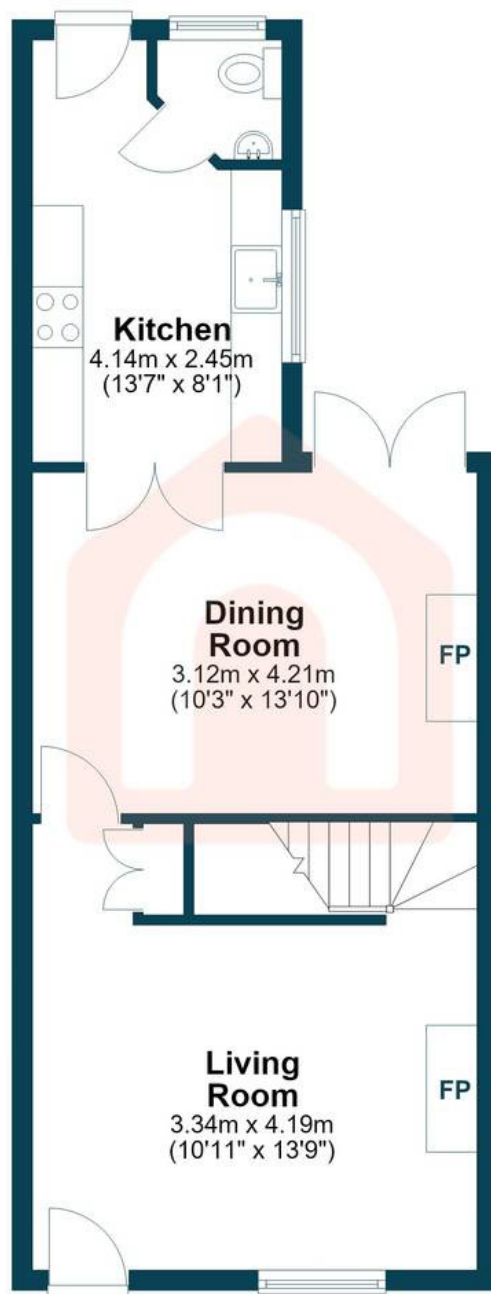
Deal is packed with traditional character and the feel of the ‘smugglers lanes’ have been preserved, surely one reason why this is such a well-loved & popular part of this historic maritime town. There’s an awful lot of history contained in these higgledy-piggledy streets, plus many independent businesses including a selection of galleries, antique shops and the local Leisure Centre.





Ground Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.6 sq. feet)



Total area: approx. 84.7 sq. metres (911.3 sq. feet)



A beautiful 2-double bedroom mid terraced cottage with a large luxury bathroom, period features and boarded loft room with natural light. This home is move in ready.

- Move in Ready Period Property
- Feature Fireplaces & Wood Burner
- 2 Double Bedrooms
- 2 Reception Rooms
- Large Luxury Bathroom
- Separate Downstairs WC
- Council Tax band: C
- Tenure: Freehold
- EPC Energy Efficiency Rating: C
- EPC Environmental Impact Rating: C



Nested Deal

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