



20 Princes Street
Deal, CT14 6DH
£360,000

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20 Princes Street

Deal

A delightful character cottage nestled close to the town centre, enjoying beautifully presented accommodation and no onward chain.

Situation

Located just a stroll from the town centre and seafront, Princes Street is a quaint and surprisingly quiet location characterised by charming period cottages. 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 opportunities 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

Tucked away in a highly sought-after and peaceful location, this delightful character cottage is brimming with charm, timeless appeal and period features. The entrance porch leads into a charming open-plan living and dining area, where character features blend seamlessly with modern comforts, creating a truly welcoming feel. To the rear, the well-appointed kitchen, fitted with a range of matching cabinetry and integrated appliances, enjoys a lovely outlook and opens directly onto the private courtyard garden. Upstairs, the property offers two generously proportioned double bedrooms, both with feature fireplaces, a versatile third bedroom serviced by a spacious, beautifully appointed bathroom. This enviable town centre home is further enhanced by gas central heating, double glazed sash windows and is being sold with no onward chain.

Outside

Externally the property offers a private low maintenance courtyard garden, measuring 17' 10" x 17' 0" (5.43m x 5.18m) plus 7' 9" x 5' 3" (2.36m x 1.60m), enclosed by brick and fence boundaries with pedestrian access to a rear alleyway. On street parking is available on a first come first served basis, and residents permits are available from Dover District Council.

Services

All mains' services are 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

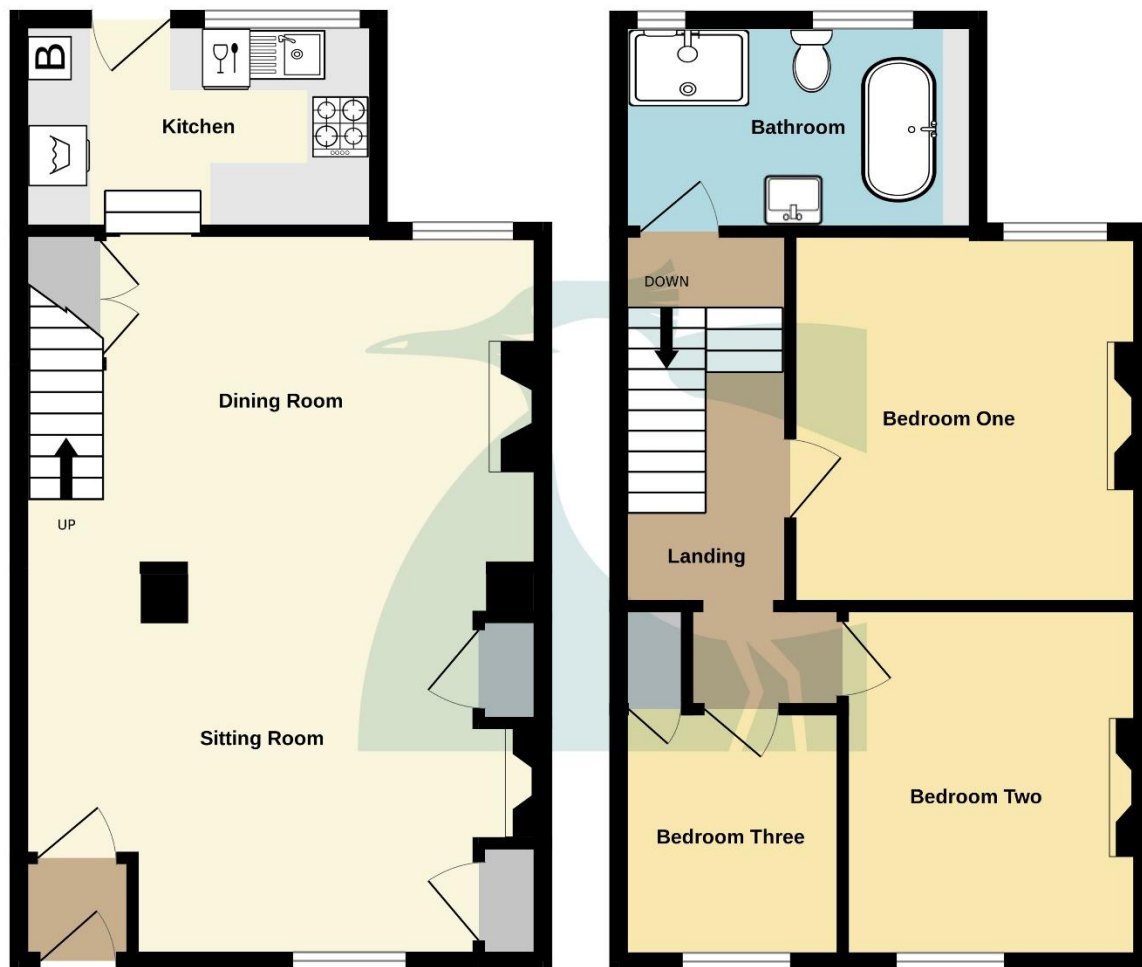
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Ground floor
452 sq.ft. (42.0 sq.m.) approx.

First floor
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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Sitting Room

16' 8" x 11' 0" (5.08m x 3.35m)

Dining Room

14' 0" plus staircase x 10' 9" (4.26m x 3.27m)

Kitchen

11' 5" x 6' 9" (3.48m x 2.06m)

First Floor

Bedroom One

11' 7" x 11' 3" (3.53m x 3.43m)

Bedroom Two

11' 4" x 9' 2" (3.45m x 2.79m)

Bedroom Three

8' 1" x 7' 0" (2.46m x 2.13m)

Bathroom

11' 5" x 6' 9" (3.48m x 2.06m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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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