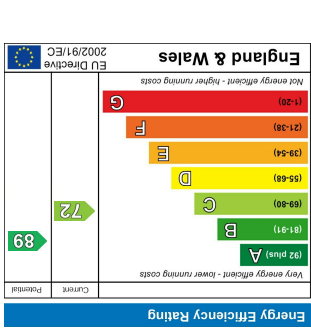


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



17 WEST LEA
DEAL



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miles & barr
YOUR PROPERTY AGENT



17 WEST LEA
DEAL

£250,000

- Never Been On The Market
- 2 Bedrooms
- Semi-Detached House
- Parking For 4 Cars
- Low Maintenance Rear Garden
- Detached Garage
- Conservatory
- Close to Town

LOCATION

Deal is a town situated in Kent, which lies on the English Channel, eight miles north-east of Dover and eight miles south of Ramsgate. This former fishing and mining town became a 'limb port' of the Cinque Ports in 1278 and grew into the busiest port in England. In 1968, "Middle Street" was the first Conservation Area in Kent, its quaint streets and houses a reminder of its history along with many ancient buildings and monuments including, most notably, Deal and Walmer Castles . Today it is a seaside resort with its award-winning High Street, high-speed train Links to St Pancras and independent shops. An array of cafes and pubs sit along the picturesque seafront that is home to a sweeping pier.

ABOUT

SEMI-DETACHED HOUSE WITH AMPLE PARKING CLOSE TO TOWN!

Miles and Barr Estate Agents are delighted to be offering to the market this great first time buy or second home. This particular property has never been on the market, the current owners have owned since new. Situated off of a popular cul-de-sac in Deal's popular North End, this property is in a quiet location, but just a short walk to the beach and town is not far away.

This modern home consists of an entrance hall, with a kitchen at the front of the property, the hall then leads into the large lounge/diner with a lovely conservatory at the rear. Upstairs there are two double bedrooms, a family bathroom and an airing cupboard. Both bedrooms have fitted wardrobes.

Externally, at the front of the property there is off street parking with a driveway that will hold 4 cars. There is also a detached garage. There is side access to the rear garden which is low maintenance with a raised decking area and flower beds down the side.

Viewings can be arranged by contacting Miles and Barr on 01304 800555.

DESCRIPTION

GROUND FLOOR

- Entrance Hall
- Kitchen 8'11 x 6'11 (2.72m x 2.11m)
- Lounge / Diner 16'5 x 13'3 (5.00m x 4.04m)
- Conservatory 13' x 9' (3.96m x 2.74m)

FIRST FLOOR

- Landing
- Bedroom One 10'9 x 10' (3.28m x 3.05m)
- Bedroom Two 11'9 x 7'10 (3.58m x 2.39m)
- Family Bathroom 8'7 x 5'1 (2.62m x 1.55m)
- Airing Cupboard

EXTERNAL

- Detached Garage 20'6 x 7'10 (6.25m x 2.39m)
- Driveway
- Rear Garden

