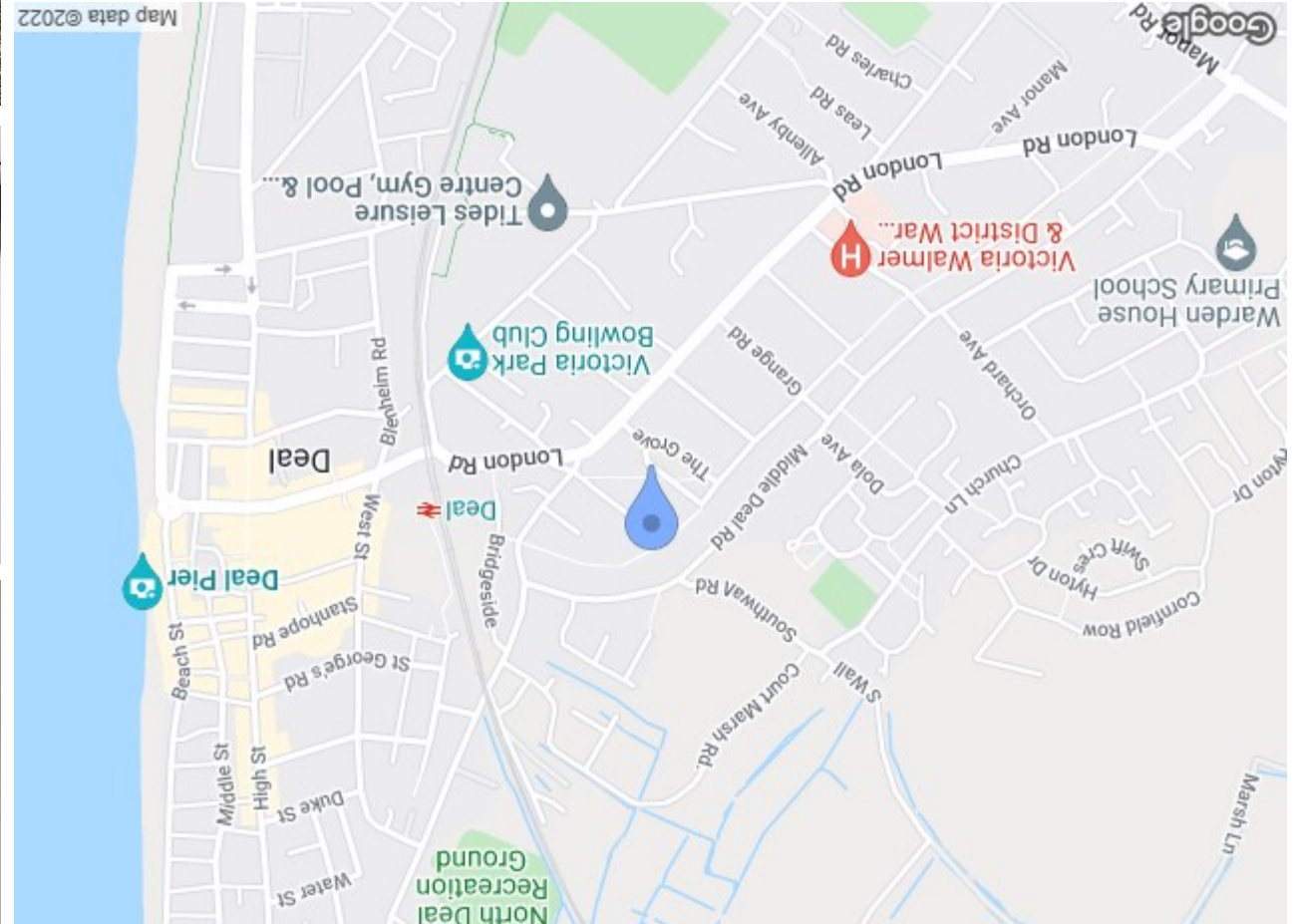
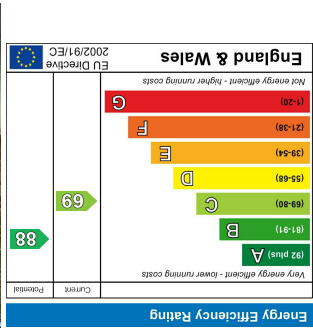


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



## THE GROVE DEAL



## THE GROVE DEAL

OFFERS OVER £425,000



- Chain Free
- Three Bedroom House
- Prime Location Near To Town
- Perfect Family Home
- Well Presented Throughout
- Large Reception Room

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

Miles and Barr are delighted to be able to present to the market this Three Bedroom Terraced House in the Sought After Location of The Grove in Deal. This property is in an ideal location due to its proximity to the Town Centre, Seafront and Train Station which has High Speed Links to London.

As you walk into the property you'll notice the stripped back wooden floor boards. The ground floor also consists of a large lounge dining area which has an exposed brick fire place, log burner and a beautiful bay window. Further down the hallway there is newly fitted kitchen which comes with a breakfast bar.

Upstairs you'll find three bedrooms and a modern family bathroom. The bedroom at the front of the property and the bedroom in the middle are both generous doubles whilst the room at the back that overlooks the rear garden is a single.

Outside there is front garden which has recently been paved and has Box trees which gives the house its name "Box Grove". There is also a rear garden which has paved throughout making it very low maintenance with a shed at the back. There is also rear access to Church Path.

The property has recently been renovated by its current owner and as a result is well presented throughout. This property would make an ideal home or weekend retreat and is being offered as CHAIN FREE.

Call Miles & Barr to arrange your appointment to view!

DESCRIPTION

- Entrance
- Lounge Diner 24'10" x 11'8" (7.59 x 3.58)
- Kitchen 13'1" x 8'9" (4.01 x 2.69)
- First Floor
- Bedroom One 13'10" x 10'11" (4.24 x 3.33)
- Bedroom Two 11'3" x 9'8" (3.45 x 2.97)
- Bedroom Three 8'11" x 4'7" (2.72 x 1.42)
- Bathroom 8'11" x 4'7" (2.72 x 1.42)
- Outside
- Front Garden
- Rear Garden

