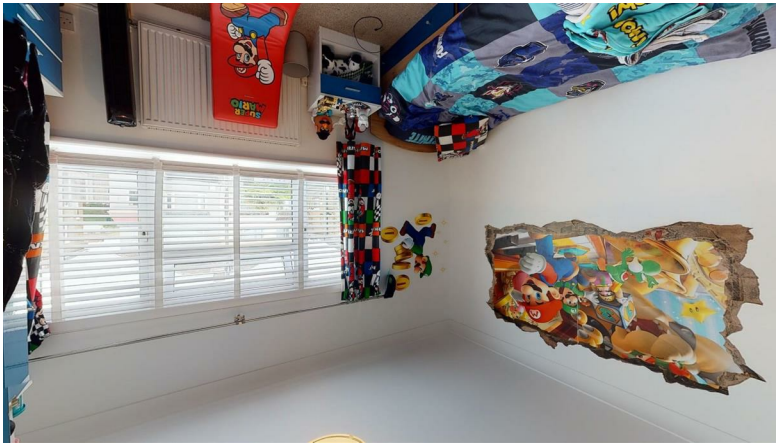


www.milesandbarr.co.uk/referral-fee-disclosure

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:



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(45-54)
F	(31-44)
G	(1-30)
Very energy efficient - lower running costs	
Current	Potential
78	43



16 FORELANDS SQUARE
DEAL



30 Queens Street, Deal, Kent, CT14 6ET
t. 01304 800555 e. deal@milesandbarr.co.uk



16 FORELANDS SQUARE
DEAL

£320,000

- 3 Bedrooms
- Off Street Parking
- Cul-De-Sac Location
- Semi Detached
- Garage
- Outbuilding with Electricity
- Close to Local Amenities
- Fantastic Condition Throughout
- Outdoor Cabin

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 & Barr are delighted to bring to the market this three bedroom semi-detached family home in Forelands Square.

This property is set in a Cul-De-Sac location and is in fantastic condition throughout due to a complete refurbishment undertaken by the current owner, making it an ideal family home or investment opportunity for someone. It is well located due to its proximity to local Schools, Amenities and Walmer Train Station which has High Speed Links to London.

In its current layout the property comprises of an entrance porch, lounge, and a modern fitted kitchen with an conservatory at the rear which leads out into the garden. On the first floor there are two double bedrooms, a large single bedroom and a contemporary family bathroom.

Externally the property benefits from a good sized rear garden which comes complete with an outbuilding currently used as a salon/bar. The property also comes with a garage which can be accessed to the side of the property and has a WC. To the front of the property is a driveway providing off street parking for one car.

Viewings can be arranged by calling Miles and Barr who are acting as Sole Agents.

DESCRIPTION

- Entrance
- Salon/Bar 19'07 x 9'03 (5.97m x 2.82m)
- Kitchen 7'08 x 17'06 (2.34m x 5.33m)
- Lounge 13'03 x 13'03 (4.04m x 4.04m)
- First Floor
- Bedroom One 9'07 x 10'00 (2.92m x 3.05m)
- Bedroom Two 8'11 x 10'04 (2.72m x 3.15m)
- Bedroom Three 7'09 x 7'11 (2.36m x 2.41m)
- Bathroom 6'11 x 5'02 (2.11m x 1.57m)
- External
- Garage
- WC
- Rear Garden
- Cabin

