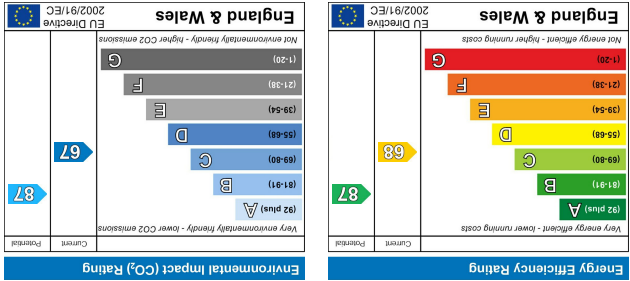


In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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.



40 CHURCH LANE DEAL



40 CHURCH LANE DEAL

£207,000

- Beautifully Presented Period Cottage
- Two Double Bedrooms
- Two Spacious Reception Rooms
- Upstairs Bathroom
- Modern and Contemporary Throughout
- Popular Location
- Large Rear Garden Measuring Over 100'
- Close to Local Amenities and Bus Route

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 Estate Agents are offering to the market this beautifully presented period cottage. Situated close to local amenities, a local bus route and only a short drive to Deal train station which offers high speed rail links to London St Pancras, this home would make an ideal first time buy, holiday let or even a rental investment. Boasting an entrance porch which leads to the living room and an archway leading through to the separate dining room and a spacious kitchen downstairs. Upstairs consists of 2 double bedrooms and a newly fitted bathroom suite. Having undergone many upgrades and changes by the current owners, this home is beautifully presented throughout, retaining many of its original features and needing no work at all. Further benefits include sealed unit double glazing and gas fired central heating throughout as well as a lawned rear garden measuring over 100ft. Contact Miles and Barr to arrange your viewing.

DESCRIPTION

Ground Floor

Living Room 11'11" into recess x 11'00" (3.63m into recess x 3.35m)

Dining Room 13'06" x 11'11" into recess (4.11m x 3.63m into recess)

Kitchen 9'05" x 7'02" (2.87m x 2.18m)

Lean-to

First Floor

Landing

Bedroom 1 11'10" into recess x 10'11" (3.61m into recess x 3.33m)

Bedroom 2 10'10" x 9'02" (3.30m x 2.79m)

Bathroom 9'06" x 7'04" (2.90m x 2.24m)

External

Garden approximately 100' (approximately 30.48m)

