

**45 HERSCHELL ROAD WEST**  
**DEAL**

**£385,000**

- Large South Facing Walled Garden
- Extended Kitchen
- Sought After Location
- Well Presented
- Lots of Period Features
- Log Burner
- Great Family Home
- Close to Train Stations

## 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

\*3 BEDROOM PERIOD HOME WITH AMAZING GARDEN!\*

Miles and Barr Estate Agents are delighted to offer to the market this large 3 bedroom victorian terraced home. Ideally located, it is just walking distance to Deal town, seafront and a choice of train stations which offers high speed rail links to London St Pancras Station.

This spacious home would make a great family house, as has been the case for the current owners; and the stand-out feature is the expansive south facing rear garden. The garden is walled and initially extends back the width of the house for approximately 80ft at which point the rest of the gardens along the road stop and then this property has a second section which widens out to create roughly a 40ft square making it considerably larger than anything else in the road. The garden is largely laid to lawn and there is a summerhouse in the large square section, as well as a further hard-standing which could be used to create a home office.

The property has been lovingly maintained by it's current owner. In it's current layout the ground floor offers an entrance hall with a beautiful parquet floor reclaimed from the local barracks. There is a separate lounge at the front of the house with a gorgeous bay window and log burner. Behind is a separate dining room, which the current owners use for work, this features a period fireplace and original cupboards. The kitchen is at the rear, and this has been extended by the current owners with french doors added to bring loads of light in from the south facing garden. Upstairs the master bedroom is at the front of the property and gets lots of light from 2 windows and comes with fitted wardrobes and another period fireplace. The second bedroom is also a double with another period fireplace and the third bedroom is a large single/small double bedroom at the rear. There is also the family bathroom with 3 piece suite and shower overhead.

Contact Miles and Barr on 01304 800555 to book your viewing.

## DESCRIPTION

### GROUND FLOOR

Entrance Hall

Lounge 12'2 x 11'8

Dining Room 12'3 x 10'2

Kitchen 22'4 x 8'10

### FIRST FLOOR

Landing

Bedroom One 13'7 x 11'8

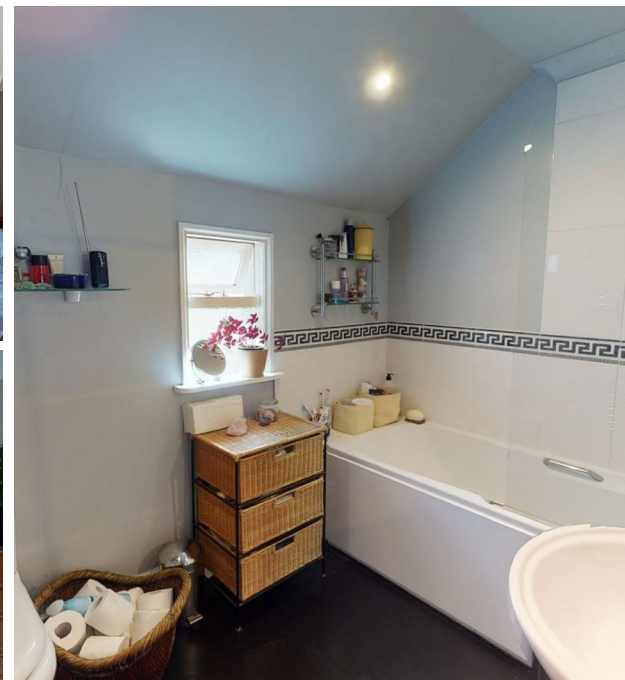
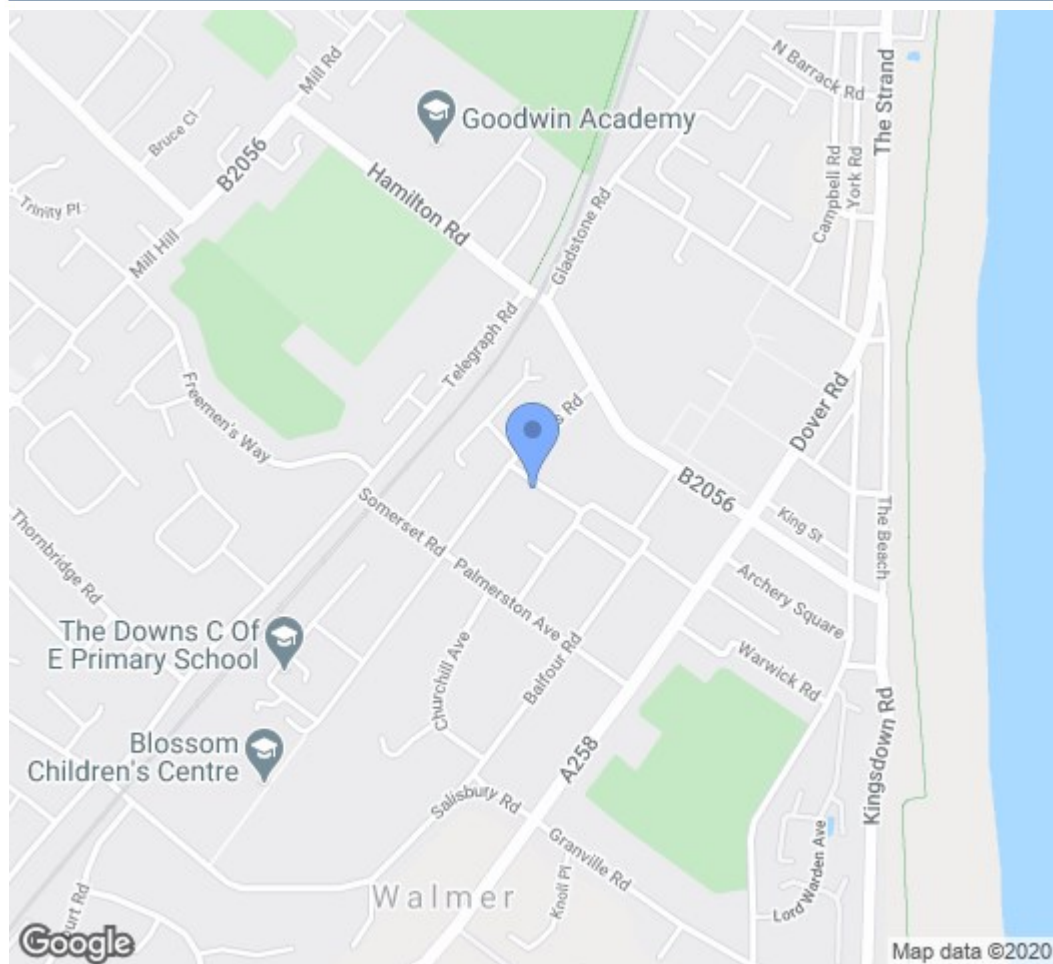
Bedroom Two 12'3 x 10'3

Bedroom Three 8'11 x 7'8

Bathroom 8'2 x 6'1



# 45 HERSHELL ROAD WEST, DEAL



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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 78        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 57      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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)