

Our 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 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.milesandbarrow.co.uk/referral-fee-disclosure



Energy Efficiency Rating	
Very energy efficient – lower running costs	A
(81-91)	B
(69-80)	C
(55-64)	D
(49-54)	E
(21-38)	F
(1-20)	G
Not energy efficient – higher running costs	
England & Wales	
EU Directive 2002/91/EC	
Climate	79
Renewable	62

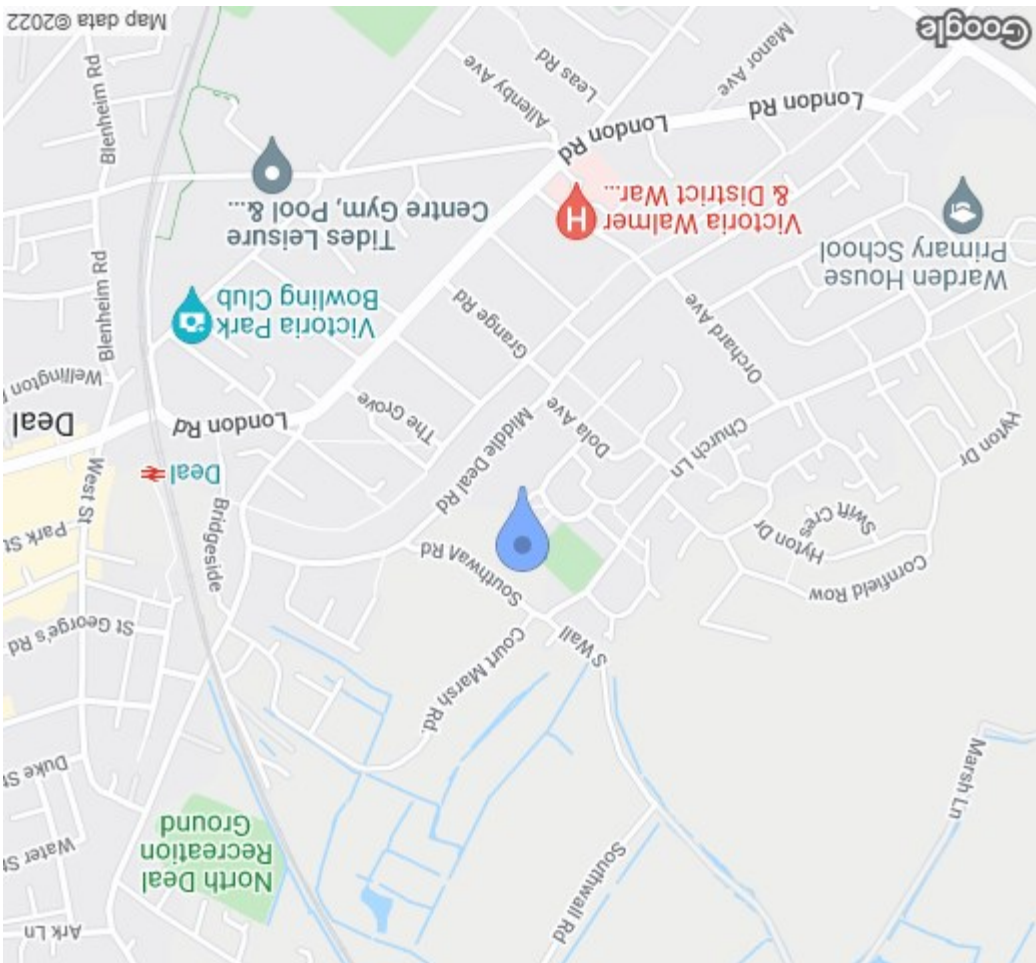


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miles & barr
...valuing people, not just property



WILLIAM PITT AVENUE, DEAL



WILLIAM PITT AVENUE DEAL

OFFERS OVER £300,000

- Spacious Property
- Popular Location
- Four Bedroom Home
- Ground Floor Shower Room
- Garage Conversion
- Off Street Parking
- Great Schooling
- Excellent Transport Links
- Rear Garden

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

*** OPEN DAY, SATURDAY 19th FEBRUARY, BY APPOINTMENT ONLY ***

Miles and Barr are pleased to present to the market this spacious and versatile Townhouse in William Pitt Avenue in Deal.

This home has a lovely outlook over the green and is set in a popular location close to local schools, parks and amenities so therefore would make an ideal home for a family or investment opportunity.

The property comprises of an Entrance Hall which leads to a bedroom that was converted from a garage, Reception Room which has access to the garden and a Shower Room. This would be ideal for an elderly relative, teenager wanting their own space, or guests. On the first floor there is a fitted Kitchen with views over the garden, Dining Room and light and airy Lounge. On the second floor there are three good sized bedrooms and a family Bathroom.

The property boasts a driveway providing ample off street parking. To the rear of the property is a Garden which is mainly laid to lawn with a patio area.

DESCRIPTION

Entrance

Ground Floor

Reception Room 16'4" narrowing to 8'0" x 10'11" narrowing to 6'0" (4.98m narrowing to 2.44m x 3.33m narrowing to 1.83)

Shower Room 6'91 x 4'73 (1.83m x 1.22m)

Bedroom Four (Garage Conversion) 14'41 x 9'57 (4.27m x 2.74m)

First Floor

Dining Room 11'81 x 8'64 (3.35m x 2.44m)

Kitchen 11'74 x 7'02 (3.35m x 2.18m)

Lounge 15'22 x 12'70 (4.57m x 3.66m)

Second Floor

Bedroom One 9.01 x 12'65 into the wardrobe (2.74m.0.30m x 3.66m into the wardrobe)

Bedroom Two 11'74 x 8'72 (3.35m x 2.44m)

Bedroom Three 8'71 x 6'96 (2.44m x 1.83m)

Bathroom 7'66 x 5'38 (2.13m x 1.52m)

External

Driveway

Garden

