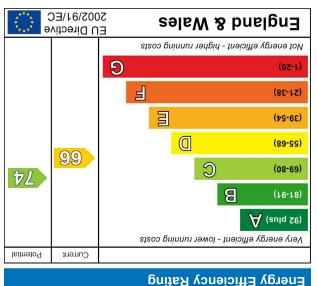
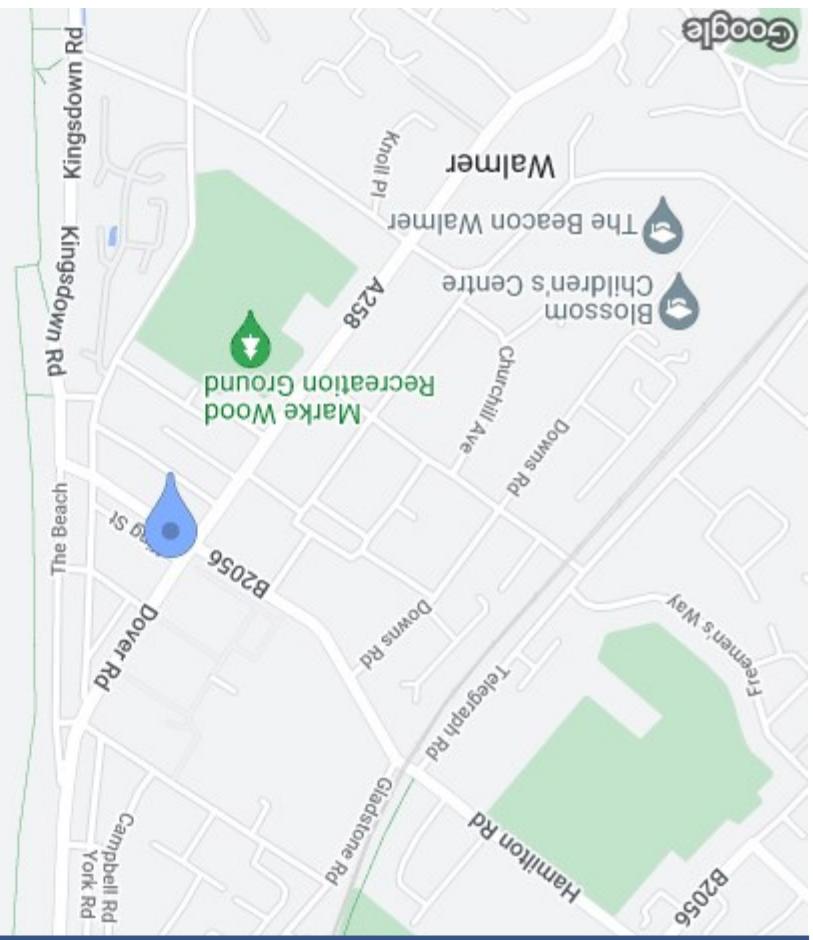


In Compliance with the California Consumer Protection Law, we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon for the purchase of properties. Other fixtures and fittings, 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 further details please refer to the freeholder's disclosure statement.



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...valuing people, not just property



ARCHERY SQUARE DEAL



ARCHERY SQUARE DEAL

OFFERS OVER £375,000

ABOUT

- Sought After Location
- Fantastic Condition Throughout
- Two Bathrooms
- Four Bedrooms
- Integrated Appliances in the Kitchen
- Sea Views
- High Speed Train Link To London St Pancras
- Walking Distance To The Seafrot

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.

*** Three/Four Bedroom Apartment, Close to the Sea & CHAIN FREE ***

Miles and Barr are delighted to present to the market this Four Bedroom Period Home in the sought-after location of Archery Square in Walmer. Boasting views over Walmer Lawn Tennis Courts and distant Sea Views from many of the rooms and being just a short walk from local amenities this would make an ideal home or bolt hole.

Once inside the property you'll find that it has a great deal of natural light and beautiful period features such as high ceilings and fireplaces. This ultimately gives the property a lot of personality but also making sure it feels spacious.

The property itself consists of a large lounge which is perfect for having friends and family. There is a family bathroom with a stained glass door and a contemporary bathroom suite, a fitted kitchen with integrated appliances so you can move straight in with no worry. The kitchen also has a space for a dining table. There is a versatile room which would make an ideal home office or a bedroom

On the top floor there are three further bedrooms, all of which have built in storage and can comfortably hold a double bed. There is also a family shower room which is in great condition.

This unique property would make an ideal holiday home or investment due to its size and proximity to the seafront.

Call Miles and Barr to arrange your appointment to view today!

MATERIAL INFORMATION

Length of lease : 198 From 1972

Annual ground rent amount : £135

Ground rent review period : TBC

Annual service charge amount : TBC

Service charge review period : TBC

Council tax band : C

DESCRIPTION

Entrance

Bathroom 6'11" x 583'11" (2.11 x 178)

Lounge 14'3" x 13'1" (4.35 x 3.99)

Kitchen/Diner 14'1" x 13'10" (4.30 x 4.23)

Office/ Bedroom 4 9'8" x 5'11" (2.95 x 1.82)

First Floor

Bedroom One 14'4" x 9'0" (4.38 x 2.76)

Shower Room

Bedroom Two 12'4" x 10'1" (3.76 x 3.09)

Bedroom Three 10'4" x 7'11" (3.15 x 2.43)

