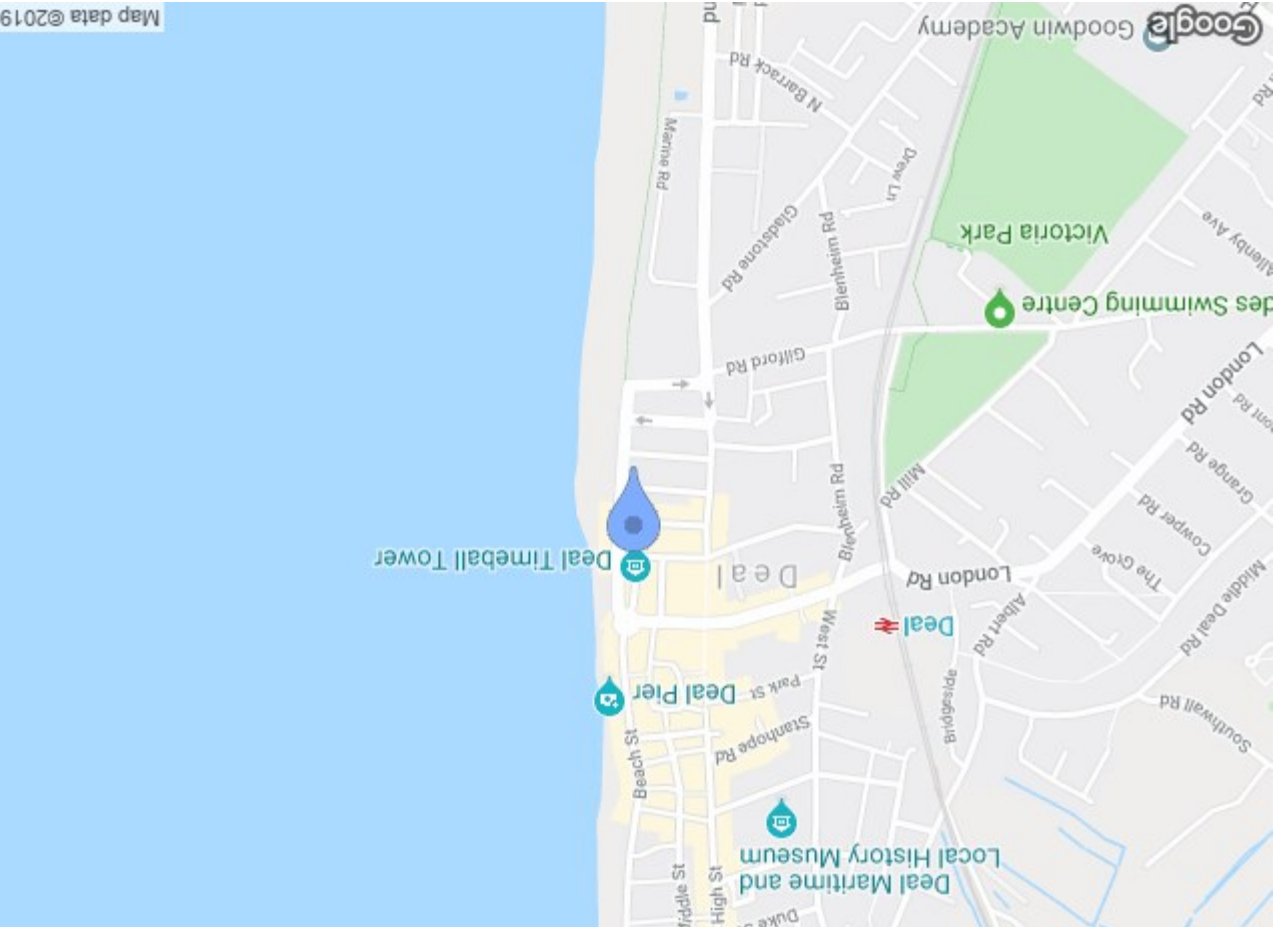


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO ₂ emissions	Not energy efficient - higher CO ₂ emissions
A (81-91)	G (1-20)
B (91-95)	F (21-30)
C (95-100)	E (30-54)
D (100-105)	D (54-60)
E (105-110)	C (60-65)
F (110-115)	B (65-70)
G (115-120)	A (70-75)
Current	Target
Environmental Impact (CO ₂) Rating	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (72 plus)	G (1-20)
B (81-91)	F (21-30)
C (95-100)	E (30-54)
D (100-105)	D (54-60)
E (105-110)	C (60-65)
F (110-115)	B (65-70)
G (115-120)	A (70-75)
Current	Target
Energy Efficiency Rating	



FLAT B 9 PRINCE OF WALES TERRACE
DEAL



FLAT B 9 PRINCE OF WALES TERRACE
DEAL

£300,000



- Ground Floor Seafront Apartment
- Panoramic Seaviews
- 3 Bedrooms
- 2 Reception Rooms
- Share of Freehold - 997 years on lease
- Potential Parking Spot
- Character Features
- ***NO ONWARD CHAIN***

LOCATION

Car parking is facilitated by an annual residents parking permit allowing continuous 24 hour parking outside the flat as well as around much of Deal Town. Parking is also assisted with an allocation of visitors daily permits. There is also the opportunity to acquire a D.D.C beach plot with a 16' classic Plymouth Pilot launch boat moored directly opposite 9b. 'Amora' has a twin cylinder diesel engine and is very suitable for inshore pleasure and fishing. There is easy access and convenient car parking associated with the plot. The beach plot holds a motorised diesel winch and all essential items to launch this little boat.

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

SEA VIEW APARTMENT WITH NO ONWARD CHAIN

Miles and Barr are delighted to present to the market this great apartment on the historic Prince of Wales Terrace. The stretch of 15 houses were originally built in the 1860's on the site of Deal's Naval Yard that stretched from Deal Castle to the Time Ball. The fifteen houses have in turn been hotels, private schools, apartments and one was the home of the surgeon to the Royal Marines. Number nine was, with numbers eight and ten 'Deal House Hotel' many years ago.

This spacious apartment consists of a communal entrance via the original front door to the building with access to the flat on the upper ground floor, with a spacious internal hallway leading to two double bedrooms, bathroom, separate shower room, kitchen, dining room, office/bedroom and a stunning living room with original bay window boasting panoramic sea views along with views over Deal pier and the remaining fishing boats. Further benefits include access to the balcony which overlooks the seafront and offers a great view especially during Deal's prestigious carnival.

This is a property NOT TO BE MISSED! Viewings can be arranged by calling Sole Agent Miles & Barr, Deal.

DESCRIPTION

Lounge / Diner 17'7 x 17'6 (5.36m x 5.33m)

Bedroom One 15'5 x 13'2 (4.70m x 4.01m)

Bedroom Two 11'9 x 11'4 (3.58m x 3.45m)

Bathroom

Shower Room

Separate WC

Kitchen open to 8'10 x 8'8 (2.69m x 2.64m)

Breakfast Area 9'0 x 7'9 (2.74m x 2.36m)

Bedroom Three / Study 10'5 x 5'6 (3.18m x 1.68m)

Potential Off-Street Parking

