



Rectory Road, Deal



MILES & BARR  
EXCLUSIVE



78 Rectory Road  
Deal  
Kent  
CT14 9NB



**Description**

Ground Floor

- Lounge  
16'10 x 13'6  
(5.13m x 4.11m)
- Dining Room  
10'10 x 9'9  
(3.30m x 2.97m)
- Conservatory  
10'3 x 9'10  
(3.12m x 3.00m)
- Kitchen  
10'10 x 9'10  
(3.30m x 3.00m)
- Utility Room  
7'10 x 6'11  
(2.39m x 2.11m)
- Cloakroom
- Bedroom  
13'6 x 10'10  
(4.11m x 3.30m)
- En-suite WC
- Bedroom  
14'11 x 7'10  
(4.55m x 2.39m)
- Bedroom  
8'10 x 7'6  
(2.69m x 2.29m)
- Bathroom

External

- Front/Driveway
- Garage  
17'8 x 7'10  
(5.38m x 2.39m)
- Rear Garden

First Floor

- Landing
- Bedroom  
13'6 x 11'11  
(4.11m x 3.63m)

## Property

Nicely set back from the road and enjoying an elevated position is this modern, four bedroom detached family home. Situated in a sought-after residential area, Rectory Road is a peaceful location, on the outskirts of Deal. Upon entering, you are greeted by a spacious hallway. To the right, you'll find the living room which faces the front garden, bay window and gas fire. Leading nicely through into the dining room which in turn flows through to the delightful conservatory which overlooks the rear garden, also at the rear of the property is the kitchen which has an integrated dishwasher, oven and hob with extractor overhead. There is also the added benefit of a handy utility room. There is also a ground floor guest WC and access to the integral garage, which could be converted into a home office/study if required.

Upstairs offers four good sized bedrooms, all of which have built in wardrobes. There is also a family bathroom and en-suite with toilet and wash hand basin to the master bedroom.

Externally, the front offers a block paved driveway with parking for several cars, side access leading to the rear garden. There is ample space to the side, providing an opportunity for further accommodation, subject to the necessary consents. The lovely, unoverlooked rear garden is mainly laid to lawn with a large patio area stretching across the back of the house, perfect for al fresco entertaining.

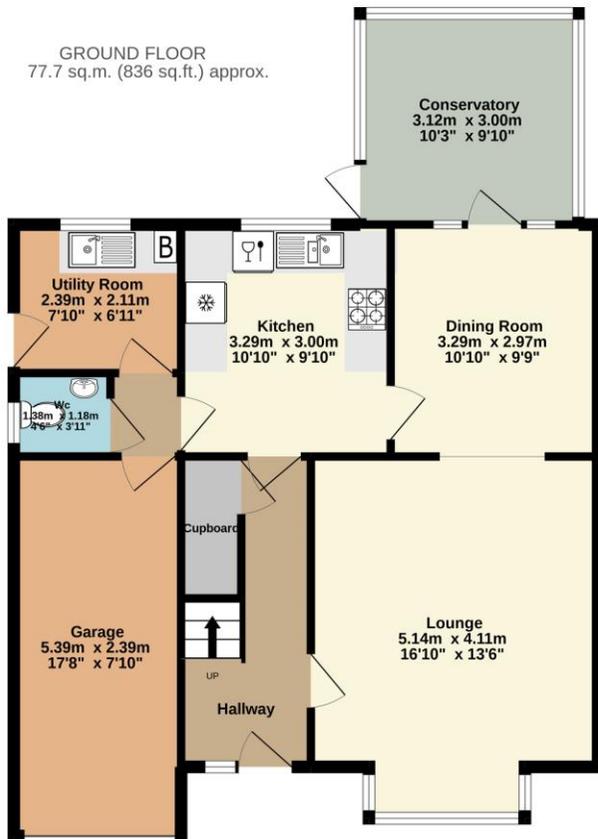
The property is double glazed throughout and offers a gas fired central heating system. This property comes to the market with the added benefit of no onward chain.



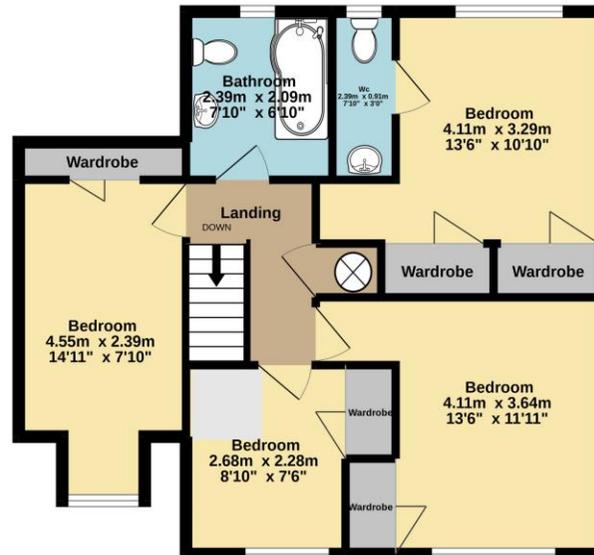
## Location

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.

GROUND FLOOR  
77.7 sq.m. (836 sq.ft.) approx.



1ST FLOOR  
57.0 sq.m. (614 sq.ft.) approx.



TOTAL FLOOR AREA : 134.7 sq.m. (1450 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		<b>84</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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)