



60 London Road, Deal, CT14 9UP
£235,000



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Rare Opportunity – Ground Floor Flat for Sale in Lion Court, London Road, Deal

Situated in the sought-after development of Lion Court on London Road, Deal, this well-presented ground-floor flat offers a fantastic opportunity for first-time buyers, downsizers, or investors alike.

The property features a bright and spacious lounge/dining room, enhanced by a large window that floods the space with natural light, creating an inviting and comfortable living environment. The galleried kitchen is thoughtfully designed and fitted with integrated appliances, including a fridge, freezer, and wine cooler — perfect for relaxed entertaining and enjoying summer evenings.

Accommodation comprises two generous double bedrooms, both offering excellent proportions and versatility for modern living. A contemporary shower room completes the internal layout.

Externally, residents benefit from well-maintained communal outdoor areas, providing pleasant shared spaces to enjoy. The property also includes a garage located in a separate block, offering valuable additional storage or secure parking.

Description

Tenure Leasehold

Title type: Absolute Leasehold

Tenure: Leasehold

Lease remaining: 159 years

Full lease term: 189 years from 20 April 1976

EPC Ordered

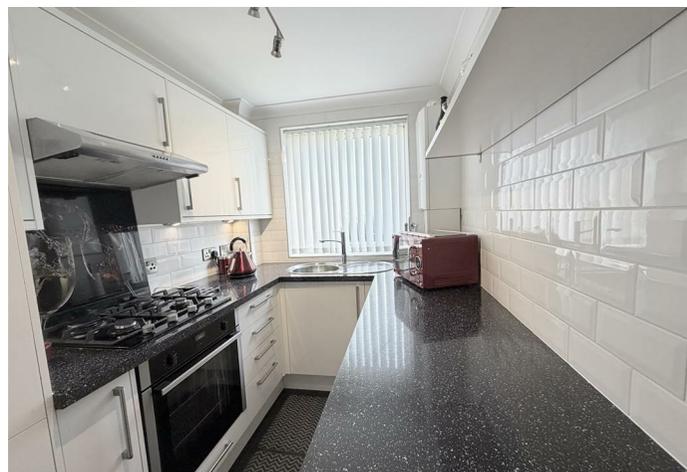
Council Tax Band B

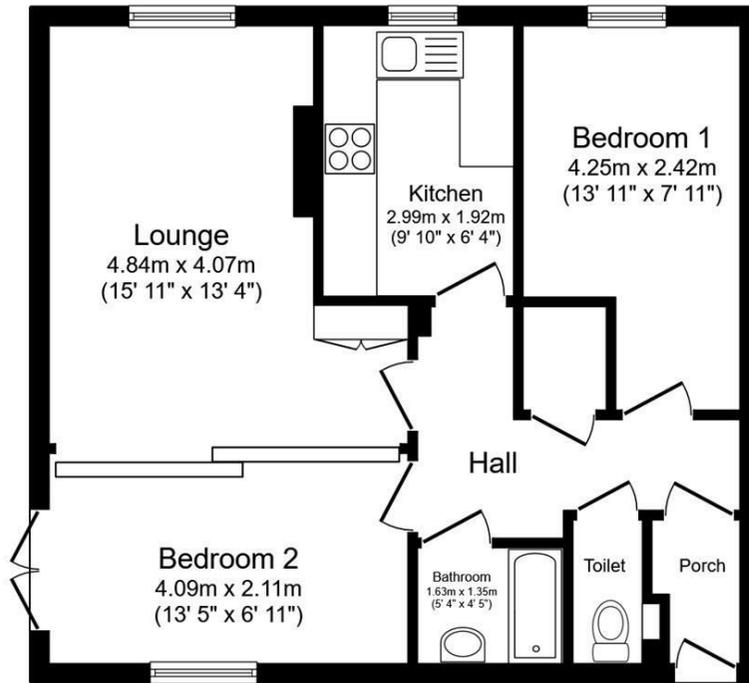
Service Charge £160 every three months

Service Charge £640 Per annum

Due payable at £160 every three months.

No ground Rent Payable

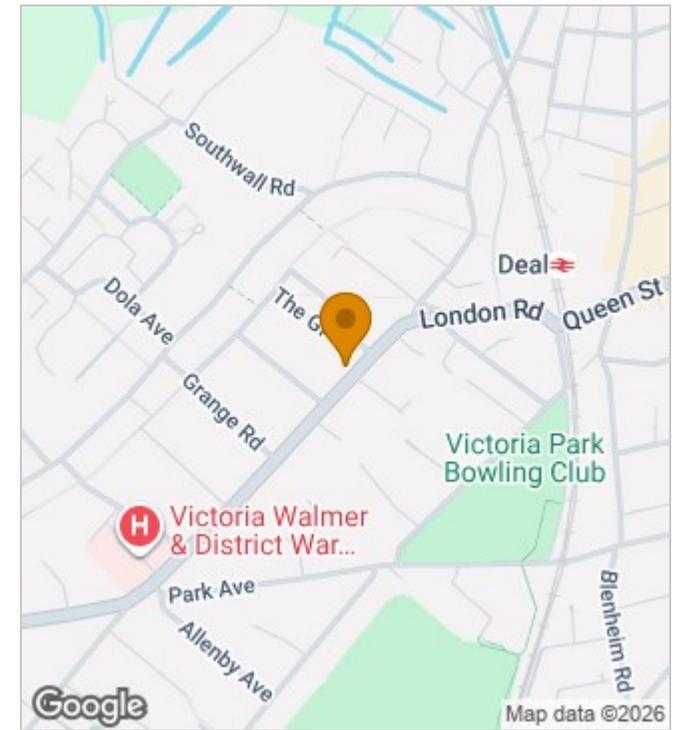




Floor Plan
Floor area 54.2 sq.m. (584 sq.ft.)

Total floor area: 54.2 sq.m. (584 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

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

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