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106
Mill Road



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Established 100 years

"...tastefully decorated **semi-detached**
Victorian villa overlooking Victoria Park"





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106 Mill Road Deal, Kent CT14 9AQ

A most attractively modernised and tastefully decorated semi-detached Victorian villa overlooking Victoria Park.

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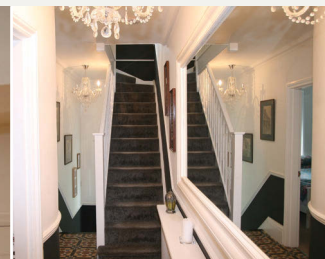
Distances

- Sandwich 6 miles
- Dover 8 miles
- Canterbury 30 minutes
- London 82 minutes
(By HST from Deal)
- Channel Tunnel 30 minutes

Times & distances are approximate.

Summary

- Sitting Room
- 27' Kitchen/Living Room
- Utility/Cloakroom
- 3 Bedrooms
- Bathroom
- Walled Garden
- Pedestrian rear access



106 Mill Road is a delightful, semi-detached Victorian villa, situated overlooking Victoria Park and within a few minutes walk of the town centre, station and beach. The house has been sympathetically modernised and decorated in muted colours to now provide a delightful home. Features include moulded cornices, ceiling roses, dado rails, wooden flooring and a spacious Kitchen/Living room.

Deal, with its largely unspoilt seafront, enjoys good High Street shopping with a number of major retailers complemented by an excellent selection of local shops and trades. In January 2014 the town won The Daily Telegraph Award for High Street of the Year. In March 2018 it was mentioned in the Sunday Times as one of the top 100 towns to live in in the UK (*and in position 3 in the southeast*). The railway station offers frequent London services - including high-speed services to St Pancras - and good access exists to the Channel Ports, Canterbury, the Channel Tunnel Terminal and the motorway network.

A full range of private and state educational facilities can be found locally and the general area is renowned for its sporting, leisure and recreational opportunities with golf courses of national and international status and excellent bathing, fishing, boating and sailing along the varied coastline.

Accommodation consisting of:

GROUND FLOOR

A short flight of steps leads up to the **Entrance Porch** with a part glazed front door opening to

the **Entrance Hall** Tiled floor. **Sitting Room** Bay window and attractive fire surround to fireplace with slate hearth (*currently sealed off*). **Bedroom 2** Overlooking the rear garden.

Stairs lead down to:

Half Landing With glazed door opening to Garden and further flight of stairs leads to:

LOWER GROUND FLOOR

Open plan **Kitchen/Living Room** Double aspect (*south east and north west*) including bay window. Stripped wooden floor, one panelled wall. Attractively fitted in matching units comprising: stainless steel single drainer sink set in full width return worktop including breakfast bar with a range of drawers, cupboards and plumbed in dishwasher under, wall cupboards over and incorporating 5-burner gas hob with twin electric ovens under. Cupboard housing wall mounted Worcester gas fired boiler.

Cloaks/Utility Room Sink set in worktop with plumbing for washing machine under, low level w.c. **Lower Porch** with doorway opening to covered access leading to the front Garden.

A further staircase leads from the Entrance Hall to:

FIRST FLOOR

Landing Access to **Loft**. **Bedroom 1** (*front*), dado rail and panelling to all walls, outlook over Victoria Park. **Bedroom 3** (*rear*) Single. **Bathroom** Tiled floor, half-tiled walls. Fully tiled to panelled bath with separate overhead shower, pedestal basin, close coupled w.c., radiator/heated towel rail.



OUTSIDE

To the front of the house a wrought iron gate leads to an attractive Front Garden with York stone paving and flower borders stocked with hydrangea, lavender, rosemary and box hedging. To the rear of the house there is a delightful south and west facing **Walled Garden**. The paved patio leads on to a pebbled area of garden and the whole is bounded by flower borders with a variety of ornamental climbing plants, roses and shrubs, including fuschia, honeysuckle and rhododendron. Brick built **Garden Store**, pedestrian rear access, outside lighting, outside water supply.



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GENERAL INFORMATION

Tenure: Freehold

Services: All mains services connected. Gas central heating.

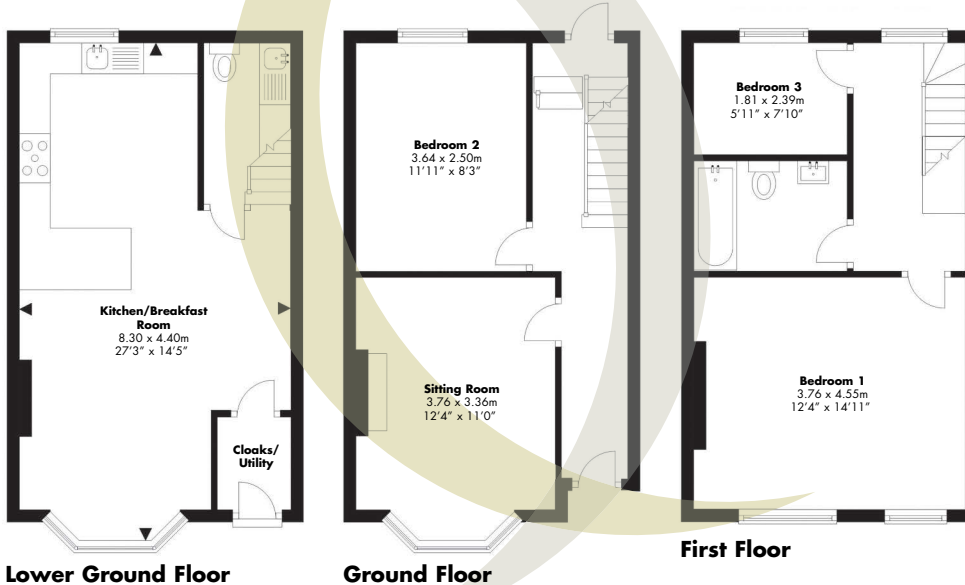
Local Authority:

Dover District Council
Telephone 01304 821199.
email: customerservices@dover.gov.uk

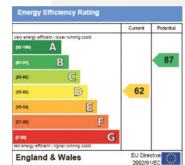
Council Tax: Band C

£1,531.28 per annum
2018/19

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Total Area
(As per EPC)
Approx. 99.8 sq. metres
(1074.4 sq. feet)



EPC

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