

"...within easy reach of the town centre,  
beach and station"



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**23**  
**Out Downs**



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Established 100 years



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#### Distances

- Sandwich 6 miles
- Dover 9 miles
- Canterbury 30 minutes
- London 82 minutes  
(By HST from Deal)
- Channel Tunnel 30 minutes

**Times & distances are approximate.**

#### Summary

- Entrance Hall & Cloakroom
- Study
- Principal Bedroom Suite
- Further Bedroom
- Family Bathroom
- Open plan Kitchen/Living Room
- Integral Garage
- Fully enclosed Rear Garden
- Pedestrian rear access

## 23 Out Downs Deal, Kent CT14 6FH

A modern townhouse situated in a quiet location within easy reach of the town centre, beach and station.





23 Out Downs is situated on a small, sought after development located towards the northern end of the town yet within a few hundred yards of the sea front and within walking distance of the town centre, station and Saturday's busy market. The house was built to exacting environmental standards with a very high specification throughout. Features include tiled and wooden floors, recessed spotlighting, solar panels and a delightful garden to the rear.

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, 2020 and again 2021 it was mentioned in the Sunday Times as one of the "Best Places to Live" in the UK. 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 part glazed front door opens to a split level **Entrance Hall**. Recess under stairs. Glazed French doors opening to Garden. Deep built-in

cloaks cupboard. **Cloakroom** Tiled floor, close coupled wc, wash hand basin, ladder towel rail. **Study** Cupboard housing wall mounted gas fired boiler. Utility cupboard with plumbing for washing machine.

*Stairs lead from the Entrance Hall to:*

#### FIRST FLOOR

**Landing.** Principal Bedroom Suite comprising:

**Bedroom 1** Deep built in wardrobe cupboard. Communicating door to **Shower Room En-Suite** Fully tiled shower, wash hand basin, ladder towel rail. **Bedroom 2** Built in wardrobe cupboard.

**Bathroom** Tiled floor, panelled bath with fully tiled walls, mixer taps and separate overhead shower fitment. Wash basin set in vanity unit incorporating close coupled wc, ladder towel rail.

*A further staircase leads to:*



## SECOND FLOOR

Open plan **Kitchen/Living Room** Double aspect (*east and west*) with oak flooring and French doors opening to Juliet balcony. A well equipped Kitchen area fitted in matching units with polished granite worktops comprising: stainless steel sink set in L shaped worktop with integrated drainer and drawers, cupboards and built in dishwasher under, wall cupboards over and incorporating a 4 ring induction hob with extractor hood over and built in electric oven under. Integrated microwave with cupboards to the side and over, built in fridge/freezer.

## OUTSIDE

To the front of the property there is **Visitor Parking** and a remote controlled up-and-over door giving access to an integral **Garage** with electricity connected, fitted work bench and shelving. Meter store. To the rear of the house there is a south and east facing **Garden** with

a full width **Deck Area** with steps down to a delightful garden with further decking and paving together with plant beds with a variety of ornamental shrubs and plants including jasmine, clematis, bay and box hedges. Pedestrian rear access. Outside lighting, outside water supply. Timber built **Garden Shed**.







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**GENERAL INFORMATION**

**Tenure:** Freehold

**Services:** All mains services connected. Gas and solar heating.

**Local Authority:**

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

**Council Tax:** Band C

£1,755.00 per annum  
2021/22

**Maps & Plans:** All maps and plans are for identification purposes only and their accuracy cannot be guaranteed. Any Ordnance extract included in this brochure is reproduced with the sanction of HM Government under Licence No. 100053055

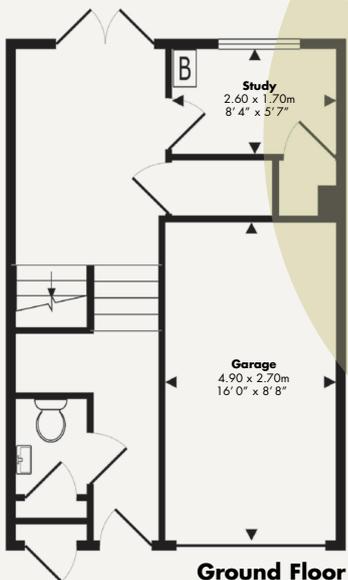
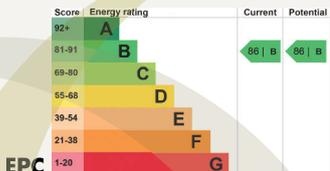
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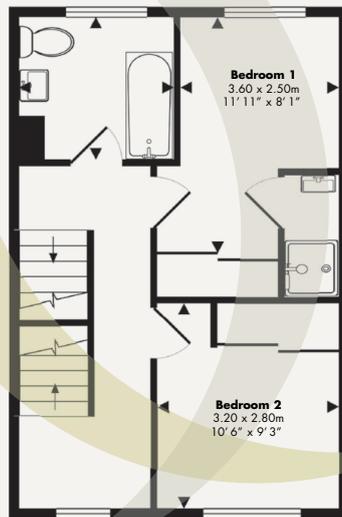
**Total Area** (As per EPC)

Approx. 109.2 sq. metres

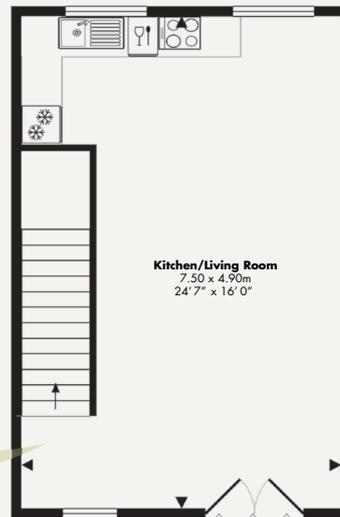
(1176 sq. feet)



**Ground Floor**



**First Floor**



**Second Floor**

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