



## 1 COOMBE HOUSE

"...a light and spacious ground floor apartment"

1 Coombe House, Peter Street, Deal,  
Kent CT14 6DF

**Guide Price: £165,000**

## A LIGHT AND SPACIOUS GROUND FLOOR APARTMENT SITUATED JUST OUTSIDE THE CONSERVATION AREA

- Sitting Room/Diner
- Kitchen
- 2 Bedrooms
- Bathroom
- Courtyard

1 Coombe House is a light and spacious ground floor apartment situated just outside the Conservation Area within easy walking distance of the seafront, town centre and station. Dating from the 1920's the property is now in need of some updating but has retained some attractive original features such as solid wood parquet flooring, open fireplaces and original internal doors as well as a good sized South facing courtyard.

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.

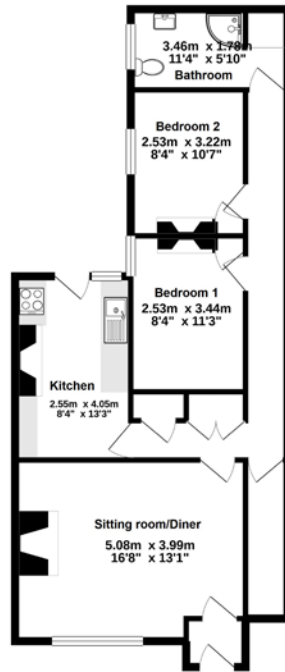
A full range of private and state educational facilities can be found locally and the general area is renowned for its sporting, leisure and recreational opportunities with golf courses of national and international status and excellent bathing, fishing, boating and sailing along the varied coastline.

#### GROUND FLOOR

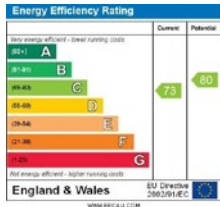
Front door opens to fully enclosed **Entrance Porch** with further part glazed door opening to **Sitting Room/ Diner** Attractive 1920's style open fireplace with tiled hearth and tiled surround, parquet flooring. Further door to internal hallway, under stairs cupboard and two further storage cupboards. Further door leading into **Kitchen** fireplace (currently closed off) with original cast iron range and attractive tiled surround, fitted cupboard and shelves to the side. Worktop incorporating single bowl and drainer stainless steel sink with space and plumbing for washing machine under, a range of drawers and cupboards under and matching wall units over. Further worktop incorporating 4-ring electric hob with electric oven under and cupboards top either side and matching wall mounted units over. Door leads out to Courtyard. **Bedroom 1** (double) Attractive parquet solid wood flooring, fireplace with tiled hearth (currently sealed off), shelved cupboard to the

GROUND FLOOR  
66.1 sq.m. (712 sq.ft.) approx.

PROPERTY REF: 8271



TOTAL FLOOR AREA: 66.1 sq.m. (712 sq.ft.) approx.  
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**Important Notice**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

side. **Bedroom 2** (double) fireplace (currently sealed off) and shelved cupboard to the side. Bathroom Wall mounted gas fired Gloworm combi boiler, part tiled walls, fully tiled corner shower unit, close coupled low level w.c. and wash handbasin.

**OUTSIDE**

To the rear of the property there is a south facing **Courtyard** with a personal gate leading to the back of Lloyd Court.

**GENERAL INFORMATION**

**Tenure:** Leasehold, 99years from 1977 – 55 years remaining. Ground rent and maintenance costs around £300p.a.

**Services:** All mains services connected  
**Local Authority:** Dover District Council  
Telephone 01304 821199. email: customerservices@dover.gov.uk

**Council Tax:** BAND A - £1,316.25 per annum 2021/22

**Viewings:** Strictly by appointment with the agents.



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