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PEOPLE & PROPERTY

**11
Wilson
Avenue**



INDEPENDENT
Valuers, Letting & Estate
Agents

**...situated in a
popular location**
within walking distance
of local amenities"



Established 100 years



Distances

- Sandwich 5 miles
- Dover 9 miles
- Canterbury 30 minutes
- London 82 minutes
(By HST from Deal)
- Channel Tunnel 30 minutes

Times & distances are
approximate.

Summary

- Lounge
- Dining Room
- Kitchen
- Utility Room
- Cloakroom
- 3 Bedrooms
- Bathroom
- Fully enclosed south and west facing Garden

11 Wilson Avenue Deal, Kent CT14 9NW

A well maintained, modern semi-detached house situated in a popular location within walking distance of local amenities.



11 Wilson Avenue is a well maintained, modern semi-detached house situated in a popular location within walking distance of local amenities, shops and schools. Deal town centre is about 2 miles distant.

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

The front door opens to a fully enclosed **Entrance Porch** with a part glazed door opening to the Entrance Hall. Built-in cupboard under stairs. **Lounge** Fireplace with granite hearth and oak mantle (currently sealed off)

and fitted bookshelves to the side. Door to **Dining Room** Tiled surround corner fireplace with tiled hearth, french doors opening to Garden. Double doors open to the **Kitchen** Tiled floor. Fitted in matching Shaker style units with hardwood worktops comprising: 1.5 bowl porcelain single drainer sink set in worktop with built-in cupboards under and wall cupboard over. Further L-shaped worktop with drawers and cupboard under and incorporating 4-ring electric ceramic hob. Built-in high level oven unit with cupboards under and over and further cupboards to the side. Walk-in cupboard with wall mounted Worcester gas fired boiler. A part glazed door opens to a **Rear Hall** doors to front and rear Gardens. **Utility Room** With plumbing for washing machine and tumble dryer and full width worktop with built-in cupboards under. **Cloakroom** With w.c. Walk-in store cupboard.

A staircase leads from the Entrance Hall to:

FIRST FLOOR

Landing Built-in airing cupboard with pre-lagged hot water cylinder, access to **Loft**. **Bedroom 1 (rear)** With tiled surround corner fireplace. **Bedroom 2 (front)** Double. **Bedroom 3** Built-in store cupboard. **Bathroom** Fully tiled walls, panelled bath with mixer taps and shower fitment, pedestal wash basin, close coupled w.c.

OUTSIDE

To the front of the house, there is a fully enclosed Garden which is mainly laid to lawn. To the rear there is a fully enclosed south and west facing **Garden**. Outside water supply.





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GENERAL INFORMATION

Tenure: Freehold

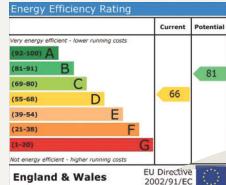
Services: All mains services connected. Gas fired heating.

Local Authority:

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

Council Tax: Band B
£1,535.63 per annum
2021/22

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EPC



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Total Area (As per EPC)

Approx. 89.6 sq. metres (965 sq. feet)

Property Ref. F8290

Viewing **STRICTLY BY PRIOR APPOINTMENT WITH BRIGHT & BRIGHT ESTATE AGENTS**
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