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Westerdale

INDEPENDENT
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Agents

Established 100 years



"...deceptively spacious and tastefully modernised..."



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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

- Sitting Room
- Study
- Conservatory
- Kitchen/Diner
- 3 Bedrooms
- Shower Room
- Garden with Summerhouse/Bar
- Parking for 2-3 cars

Westerdale 12 Southwall Road, Deal, Kent CT14 9QA

A deceptively spacious and tastefully modernised semi-detached chalet bungalow.



Westerdale is a deceptively spacious and tastefully modernised semi-detached chalet bungalow, situated within a few minutes walk of the town centre, station and seafront. Features include stripped pine doors, boarded floors, wooden flooring, a most attractive Kitchen/Diner and tasteful décor throughout.

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

Entrance Porch with a part glazed front door opening to the **Entrance Hall** Built-in cloaks cupboard. **Sitting Room** Bay window, oak surround fireplace with slate hearth and fitted

multi fuel cast iron stove. **Study** With wood block flooring, built-in desk and cupboard under the stairs and wide opening to **Conservatory** With tiled floor and french doors opening to Garden. **Kitchen/Diner** Double aspect (*north and west*). Attractively fitted in matching units with oak worktops comprising: 1.5 bowl porcelain single drainer sink set in L-shaped worktop with drawers, cupboards and plumbing for washing machine, built-in dishwasher and integrated wine rack under and wall cupboards and dresser fixture over. Further L-shaped worktop with cupboards and built-in refrigerator under, high level electric oven unit with cupboards under and over and 5-burner gas hob set in worktop with exposed chimney breast surround and built-in drawers under. French doors opening to Garden.

Bedroom 1 (*front*) Square bay window and full width range of built-in wardrobe cupboards. Spacious **Shower Room** Fully tiled corner shower enclosure, wash hand basin and close coupled w.c. set in vanity unit with storage cupboards under and to the side, chrome ladder towel rail.

A staircase leads from the Study to:

FIRST FLOOR

Landing. **Bedroom 2** (*rear*) Built-in wardrobe cupboard with further cupboard to the side. L-shaped **Bedroom 3** With access to eaves storage space.

OUTSIDE

Access at the front leads to a gravelled forecourt and pebble Garden with **Parking** for 2-3 cars, a variety of flowering plants and shrubs, including camelia. To the rear of the house there is a full



width paved patio area adjoining the Kitchen and Conservatory which leads on to a lawned **Garden** bounded by plant walls and giving access to a further patio area at the end of the Garden with a brick built **Garden Store**, with electricity connected. Timber built **Summerhouse** with bar feature and electricity connected. Pedestrian side access, outside lighting and outside water supply.



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GENERAL INFORMATION

Tenure: Freehold.

Services: All mains services connected. Gas central heating.

Local Authority:

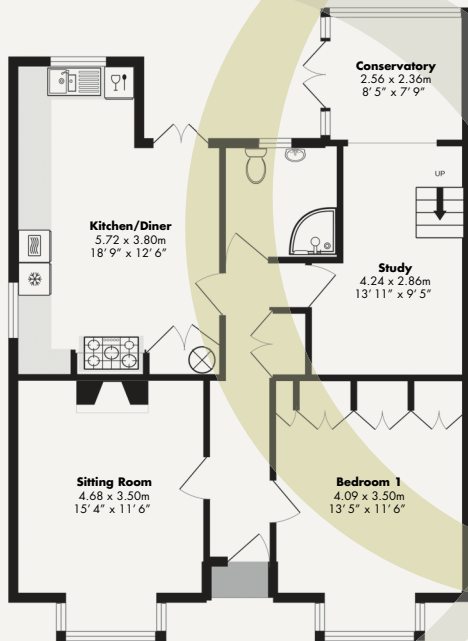
Dover District Council
Telephone 01304 821199.
email: customerservices@dover.gov.uk

Council Tax: Band C
£1,755.00 per annum
2021/22

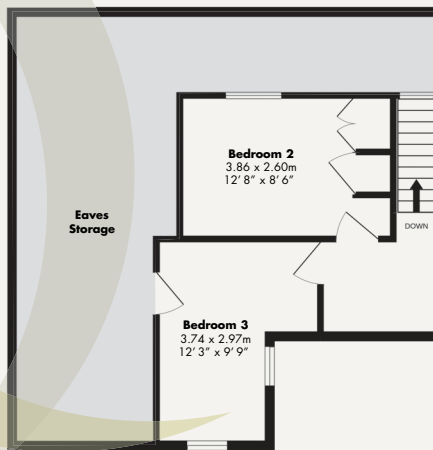
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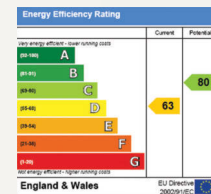


Ground Floor



First Floor

Total Area
(As per EPC)
Approx. 132.6 sq.
metres (1427 sq. feet)



EPC

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