

**"...spacious second floor
apartment with sea views"**



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FLAT 3
20 Liverpool
Road



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Agents

Established 100 years



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Distances

- Deal town centre 1 mile
- 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

- Living Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Communal Garden

FLAT 3, 20 Liverpool Road Walmer, Deal, Kent CT14 7HL

A well appointed and spacious second floor apartment with sea views.



A spacious second floor apartment which has been attractively modernised to now provide comfortable and well appointed accommodation with sea views from the principal rooms. The property is within easy reach of local shops and amenities and Deal town centre and station is within walking distance. The beach is about 100 yards from the apartment.

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.

A communal entrance lobby gives access to a staircase leading to the **Second Floor**.

Accommodation consisting of:

The front door opens to an **Entrance Lobby** with a further door opening to Hall with 3 steps leading up to an **Upper Hall** Built-in store cupboard. **Living Room** Double aspect (*north and east*). A most interesting and irregular shaped room featuring a wide bay with sea views located in a turret. Serving hatch to **Kitchen** Fitted in matching units comprising 1.5 bowl single drainer, stainless steel sink unit set in L-shaped work top with drawers, cupboards, built-in washing machine and dishwasher under, wall cupboards over and incorporating 4-burner gas hob with extractor hood over and built-in electric oven under, integrated fridge/freezer.

Bedroom 1 Double aspect (*south and west*) with views down Liverpool Road and over the Communal Garden. **Bedroom 2** Overlooks gardens to the rear. **Bedroom 3** Overlooking Liverpool Road. **Bathroom** Tiled floor, fully tiled walls. Panelled bath with mixer taps and hand shower, wash basin set in vanity unit, close coupled w.c. and chrome ladder towel rail.

OUTSIDE

There is a small, enclosed **Courtyard Garden** by the main entrance to the property.



GENERAL INFORMATION

Tenure: The property is held on a 125 year Lease from 2011, with 118 years remaining. The ground rent is £150 per annum and the service charge is approx. £1,200 per annum.

Services: All mains services connected. Gas fired central heating.

Local Authority:
Dover District Council
Telephone 01304 821199.
email: customerservices@doover.gov.uk

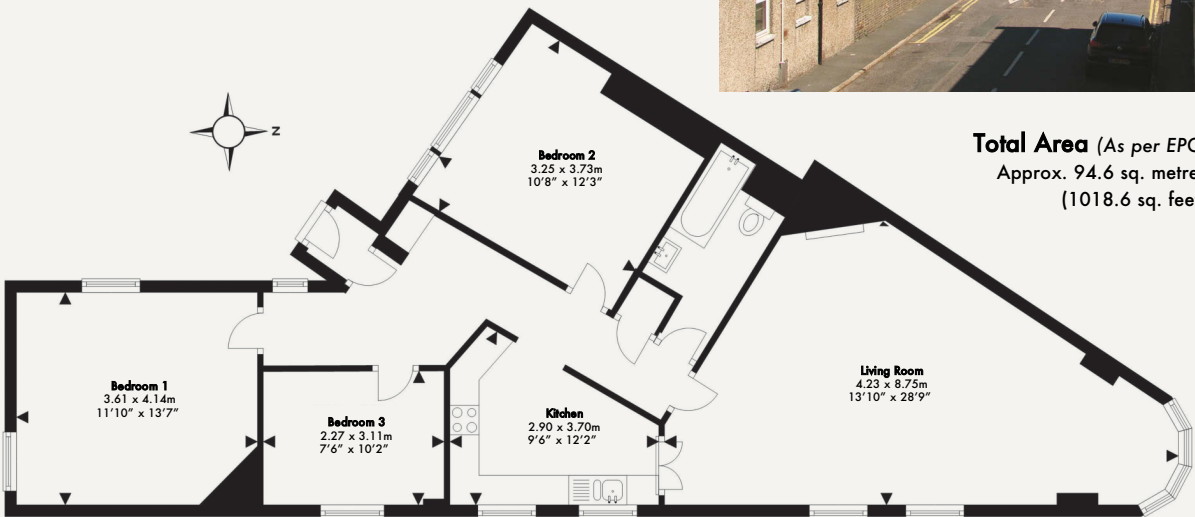
Council Tax: B £1,323.51 per annum 2018/19

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Property Ref. **F7872**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC



Total Area (As per EPC)
Approx. 94.6 sq. metres
(1018.6 sq. feet)

Second Floor

Important Notice: Bright & Bright, their clients and any joint agents advise that:- **1:** These particulars are for guidance only and although intended to give a fair description of the property any measurements, dimensions, distances, orientations or other statements should not be relied upon as fact. **2:** Appliances, services, central heating and any other equipment mentioned have not been tested and purchasers must satisfy themselves through their own enquiries or investigations. **3:** Bright & Bright and their staff are not authorised to make or give any representations or warranties in relation to the property either on their own behalf or on behalf of their client or otherwise. **4:** Purchasers should satisfy themselves that the property has all necessary planning consents, building regulation approval or any other necessary consents. **5:** These particulars do not constitute part of any offer or contract.

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