



## THE OLD COTTAGE

"An attractively presented, detached period cottage, situated close to Deal Castle..."

**The Old Cottage**  
Hope Road, Deal, Kent CT14 7DG

**GUIDE PRICE: £325,000**

**AN ATTRACTIVELY  
PRESENTED, DETACHED  
PERIOD COTTAGE  
SITUATED CLOSE TO DEAL  
CASTLE, TOWN CENTRE,  
STATION AND BEACH**

- Sitting Room
- Kitchen/Diner
- Utility Room
- Bathroom
- Principal Bedroom Suite
- Further Double Bedroom
- Courtyard Garden & Roof Terrace

The Old Cottage is situated in a quiet location, just off Victoria Road, within easy reach of all town amenities and the sea front. The house is well presented throughout with features including exposed beams, attractive décor and a roof terrace.

Deal, with its largely unspoilt seafront, enjoys good High Street shopping complemented by an excellent selection of local shops and trades. In March 2018 the Sunday Times listed Deal in the top 3 places to live in the Southeast. Deal has frequent high-speed services to St Pancras and good access to the Channel Ports & Tunnel Terminal, Canterbury and the motorway network. A full range of private & state educational facilities





can be found locally and the general area is renowned for its sporting, leisure and recreational opportunities.

Accommodation comprising of:

### GROUND FLOOR

A stable front door opens to the **Sitting Room** Double aspect (north and west), beamed ceiling, pine surround fireplace with cast iron duck's nest grate (currently sealed off). Opening to **Kitchen/Diner** Beamed ceiling. Fitted in matching units with beechwood worktops comprising;- porcelain Belfast sink set in worktop with integral drainer and drawers, cupboards and built-in dishwasher under, wall cupboards over and incorporating a 4-ring electric hob with extractor hood over and built-in electric oven under. Built-in storage cupboard. **Utility Room** Tiled floor, stable door opening to small Courtyard, fitted worktop with built-in cupboard and plumbing for washing machine under and integrated fridge/freezer. **Bathroom** Tiled floor, half panelled wall. Panelled bath with mixer taps and hand shower, wash handbasin, close coupled w.c. and separate shower cubicle.

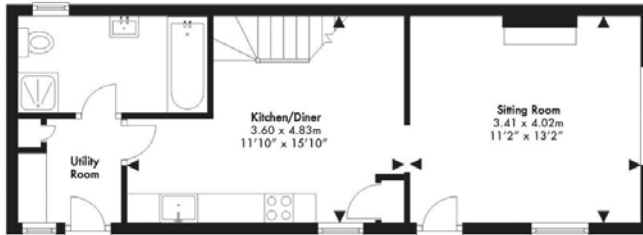
A staircase leads from the Kitchen/Diner to:

### FIRST FLOOR

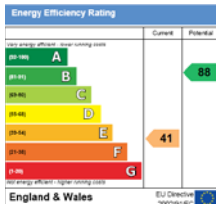
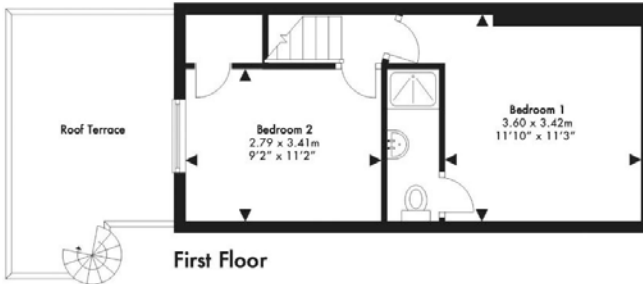
**Landing.** **Bedroom 1** Double aspect (north and west) with communicating door to **Shower Room-en-suite** with fully tiled shower cubicle, pedestal wash basin and a close coupled w.c. **Bedroom 2** Double aspect (north and east) including windows opening on to



**Total Area** (As per EPC)  
Approx. 67.7 sq. metres (728.6 sq. feet)



**Ground Floor**



**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.

Roof Terrace. Cupboard housing wall mounted Vaillant gas fired boiler.

**OUTSIDE**

To the front of the cottage there is a small Garden bounded with flowerbeds stocked with ornamental shrubs. Original water pump. A gate opens to a small Courtyard area adjoining the Utility Room with a metal spiral staircase leading to the Roof Terrace.

**GENERAL INFORMATION**

**Tenure:** Freehold

**Services:** All main services connected. Gas central heating.

**Local Authority:** Dover District Council  
Telephone 01304 821199 e-mail: customerservices@dover.gov.uk

**Council Tax:** BAND B £1,412.16 per annum 2019/20

**Property Ref** F7888



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