



## SALT COTTAGE

"Period mid-terrace cottage situated in the Conservation Area..."

**Salt Cottage, 30 Nelson Street, Deal,  
Kent, CT14 6DR**

GUIDE PRICE £365,000

**A PERIOD MID-TERRACE  
COTTAGE, SITUATED IN  
THE CONSERVATION  
AREA WITHIN WALKING  
DISTANCE OF THE  
TOWN CENTRE,  
STATION AND BEACH.**

- Sitting Room
- Kitchen/Diner
- 2 Double Bedrooms
- 2 Bathrooms
- Useful Cellar Room
- Roof Terrace and Courtyard Garden

Salt Cottage is a well presented period mid-terrace cottage situated in the Conservation Area within walking distance of the town centre, shops, station and the beach. The cottage is in good decorative order throughout and it has been sympathetically modernised and extended over the years to offer well proportioned accommodation, along with a West facing courtyard and the benefit of 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

Front door opens to **Sitting Room** Part-panelled wall, built-in high level cupboard with shelf under. A step leads down to the **Dining Area** Tiled floor leading through to **Kitchen** Full width worktop with inset 4 burner gas hob, electric over under, space and plumbing for washing machine. Single drainer stainless steel sink with mixer tap over and plumbing for dishwasher under. Cupboard housing wall-mounted gas-fired Vaillant boiler. Further worktop and peninsular unit with drawers and cupboards under and matching wall units over, space for undercounter fridge and freezer. A glazed door leads out to the Courtyard.

A door from the Dining Area leads down to the **Cellar** Under stairs storage, concrete floor, window to the street at the front.

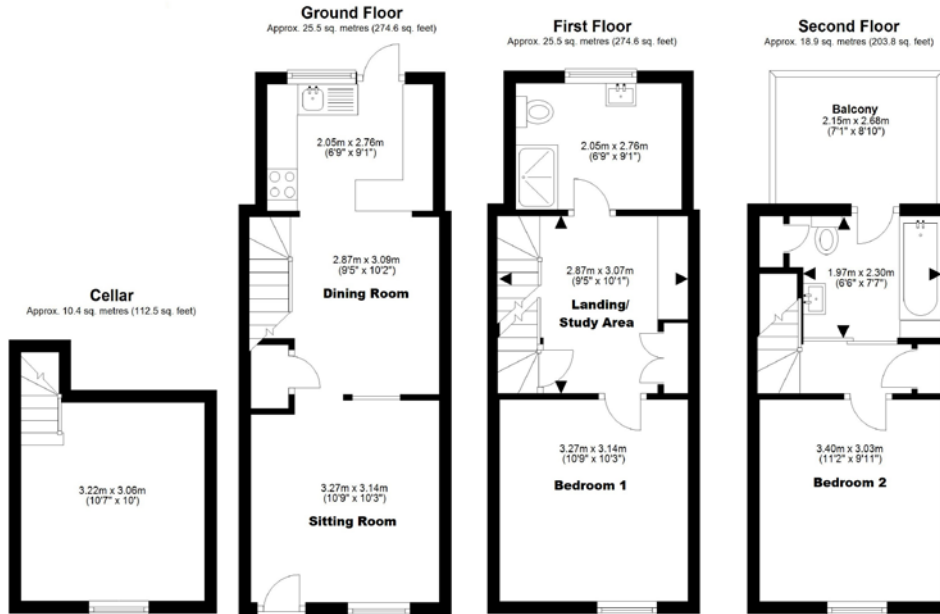
Stairs lead from the Dining Area up to:

### FIRST FLOOR

**Landing** With built-in wardrobe cupboard, study area. **Bedroom 1** (front) Double overlooking Nelson Street. **Shower Room** Fully tiled, enclosed shower cubicle, tiled floor, low level w.c. and wash handbasin set

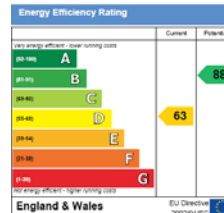
## Floorplans

Internal area 865.5 sq ft (80.4 sq m)



### Bright & Bright

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in vanitory unit.

## SECOND FLOOR

**Landing** With built-in cupboard. **Bedroom 2** (front) Double overlooking Nelson Street. **Bathroom** Panelled bath with shower attachment over, fully tiled to 2 walls. Tiled floor, low level w.c., wash basin set in vanitory unit, chrome ladder towel rail, built-in linen cupboard. A glazed door leads from the Bathroom out onto an enclosed **Roof Terrace** West facing with views towards Sholden and St Andrews Church. Outside lighting.

## OUTSIDE

To the rear of the house is a small West facing **Courtyard Garden** with outside water supply and lighting.

## GENERAL SERVICES

**Tenure:** Freehold

**Services:** All main services are connected to the property. Gas fired Central Heating.

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

**Council Tax:** Band C - £1,531.28  
Payable for financial year 2019/2020

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

**Maps & Plans:** All maps and plans are for identification purposes only and their accuracy cannot be guaranteed.

**Property Ref:** F7980

### 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.