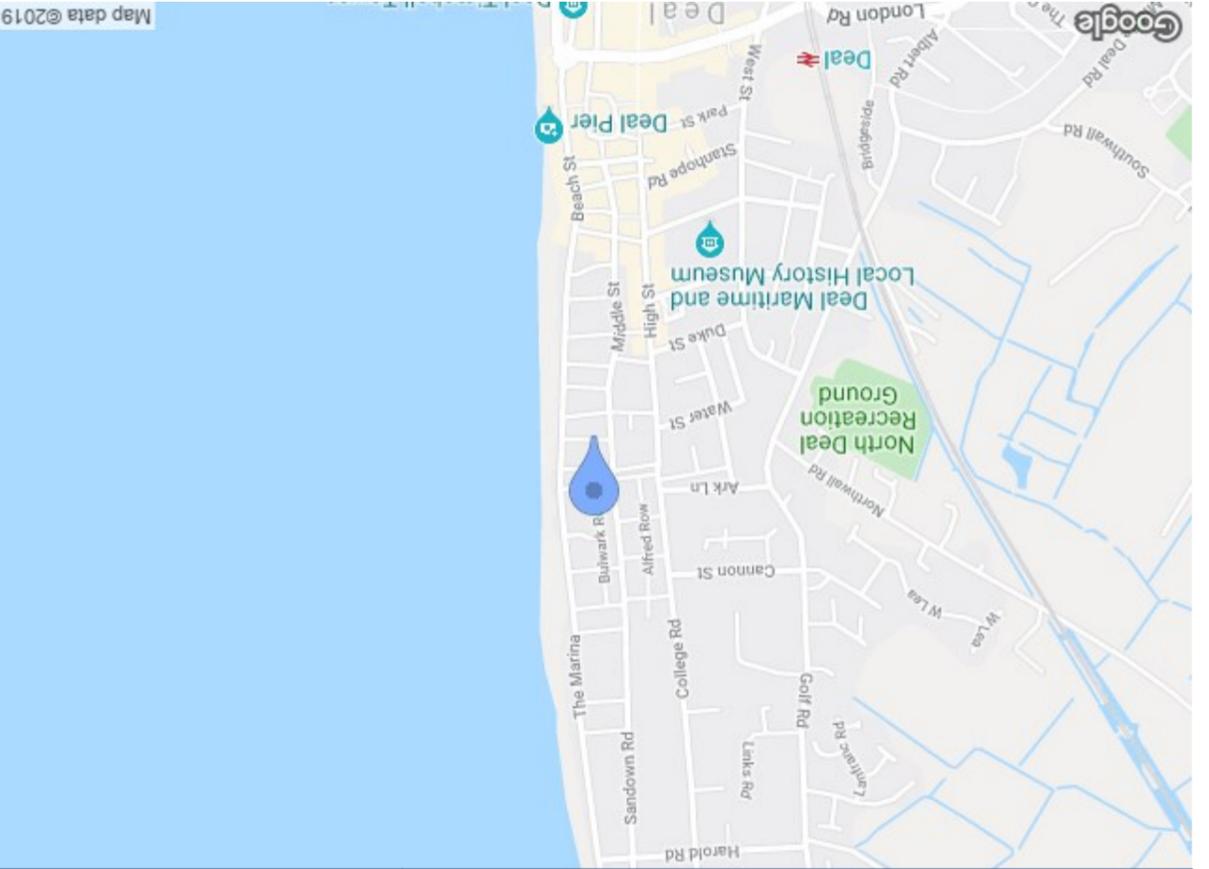
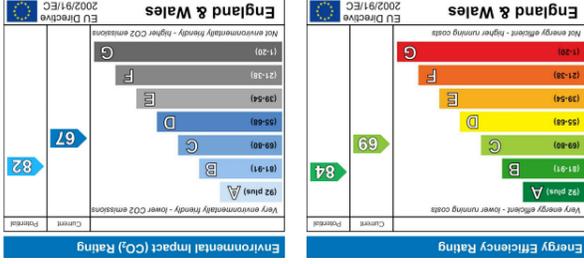


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



30 Queens Street, Deal, Kent, CT14 6ET  
 t: 01304 800555 e: deal@milesandbarr.co.uk



**7 EXCHANGE STREET**  
**DEAL**



**7 EXCHANGE STREET**  
**DEAL**

**£337,500**

- Deal Conservation Area
- End of Terrace House
- Two Bedrooms
- Lounge/Diner
- Close to Town and Seafront
- Courtyard Garden

## ABOUT

**\*SEASIDE RETREAT IN THE EVER POPULAR DEAL CONSERVATION AREA!\***

Miles and Barr are delighted to be offering to the market this Two Bedroom End of Terrace House, set in a much coveted position within the desirable Conservation Area in central Deal. Just a stones throw to the stunning seafront as well as Deal town centre, with its award winning high street makes this property one not to be missed.

In its current layout, the property consists of a Spacious Lounge/Diner, a Kitchen with separate Utility Space, a Conservatory with access to the rear Courtyard Garden on the Ground Floor, while benefiting from Two Bedrooms and a Bathroom on the First Floor.

The Property has been well maintained by the current owner and viewings can be arranged by calling Miles and Barr who are acting as sole agents.

## LOCATION

Deal is a town situated in Kent, which lies on the English Channel, eight miles north-east of Dover and eight miles south of Ramsgate. This former fishing and mining town became a 'limb port' of the Cinque Ports in 1278 and grew into the busiest port in England. In 1968, "Middle Street" was the first Conservation Area in Kent, its quaint streets and houses a reminder of its history along with many ancient buildings and monuments including, most notably, Deal and Walmer Castles . Today it is a seaside resort with its award-winning High Street, high-speed train Links to St Pancras and independent shops. An array of cafes and pubs sit along the picturesque seafront that is home to a sweeping pier.

## DESCRIPTION

**\*\* Ground Floor \*\***

Kitchen 12'10 x 6'01 (3.91m x 1.85m)

Lounge/Diner 21'01 x 10'08 (6.43m x 3.25m)

Conservatory/Lean to 9'11 x 5'03 (3.02m x 1.60m)

Utility Space 6'00 x 4'06 (1.83m x 1.37m)

**\*\* First Floor \*\***

Bedroom One 13'06 x 8'09 (4.11m x 2.67m)

Bedroom Two 10'01 x 9'03 (3.07m x 2.82m)

Bathroom 6'11 x 6'11 (2.11m x 2.11m)

Courtyard garden

