



FLAT 2 THE WHITE HOUSE GROVE ROAD
DEAL

£190,000

- First Floor Apartment
- Immaculate Condition
- Allocated Parking
- Two Bedrooms
- Views Over the Strand
- Share of Freehold and Long Lease

ABOUT

BEAUTIFULLY PRESENTED TWO BEDROOM FLAT IN A SOUGHT AFTER SEA-SIDE LOCATION!

Miles and Barr are delighted to present to the market this beautifully presented, fully refurbished First Floor apartment set in the popular location Grove Road in Walmer of Deal in Kent.

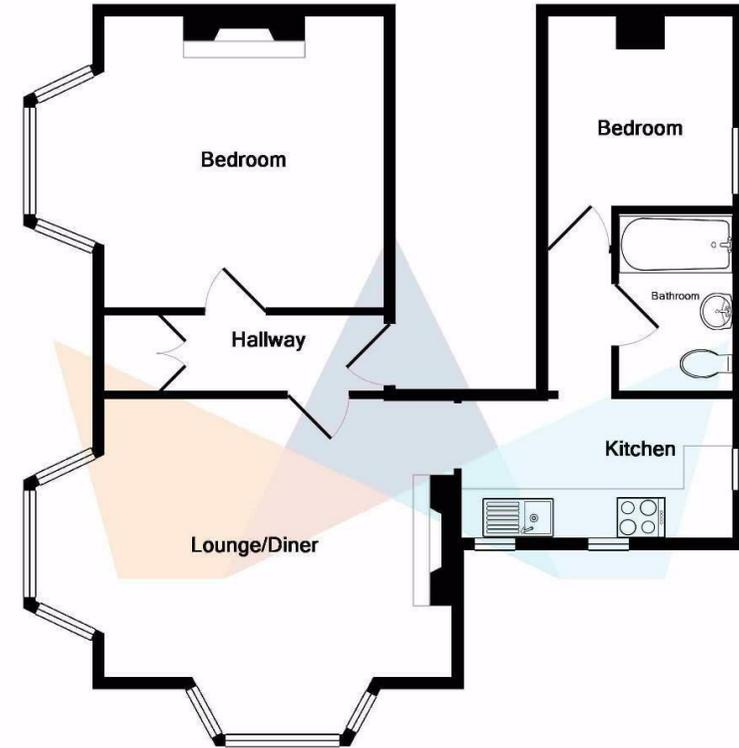
Just a short stroll from the sea with views over the Strand this would make an idea holiday home/weekend retreat. The apartment itself as well as the whole building has been renovated over the last few years and is therefore in very good condition.

The apartment is accessed via an intercom entry system on the ground floor into the communal hallway which has stairs leading to the first floor. Through the door into the apartment is a small hallway which leads to the Master Bedroom, there is also a light and airy Lounge with dual aspect double glazed bay windows to front and side providing splendid views of the Strand. Off of the Lounge is a newly fitted Kitchen (also with lovely views), which leads to the new modern family bathroom which comprises of a panelled bath, low level W/C and pedestal wash hand basin. There is also what could be used as a second bedroom/office.

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.

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TOTAL APPROX. FLOOR AREA 54.4 SQ.M. (585 SQ.FT.)
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(82 plus) A		
	(81-91) B				(81-91) B		80
	(69-80) C				(69-80) C		
	(55-68) D				(55-68) D		
	(39-54) E				(39-54) E		
	(21-38) F				(21-38) F		
	(1-20) G				(1-20) G		
Not energy efficient - higher running costs		67	76	Not environmentally friendly - higher CO ₂ emissions		66	
EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC		England & Wales	



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