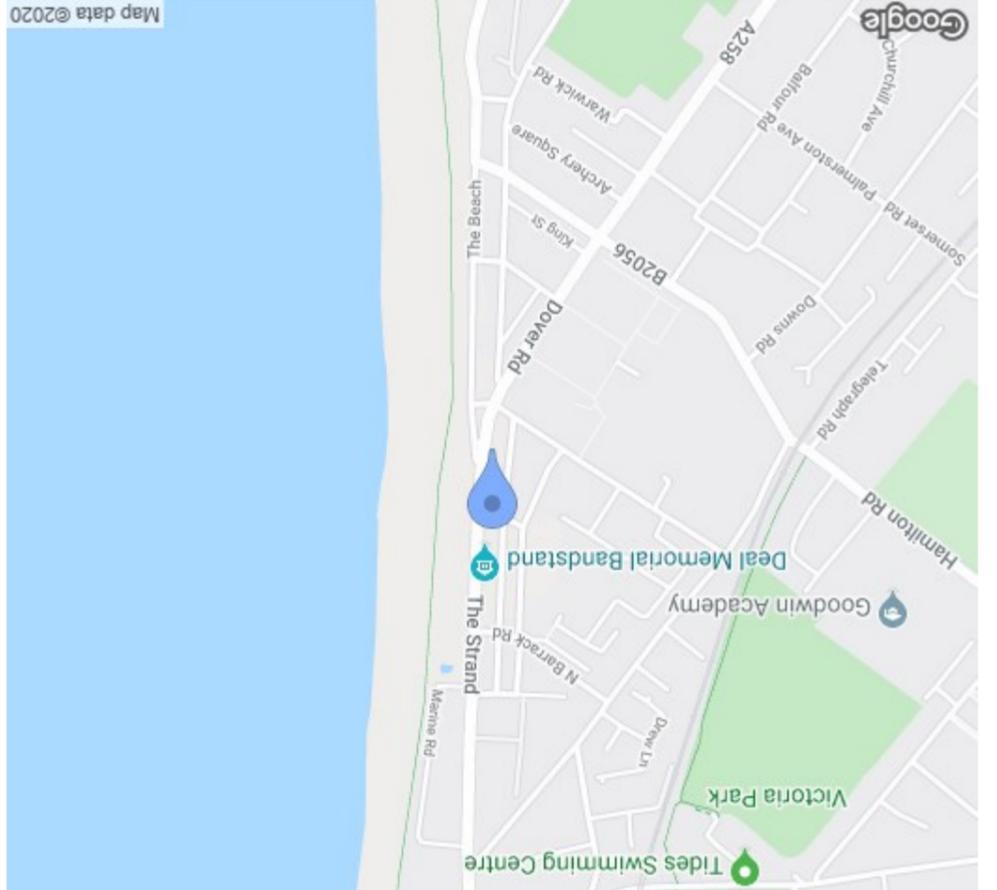
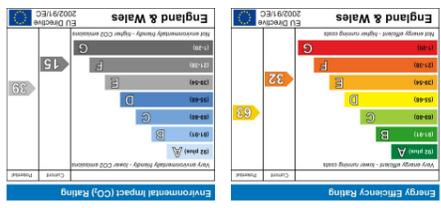


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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)

**miles & barr**  
YOUR PROPERTY AGENT

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

The Property Ombudsman  
Relocation Network  
ARLA  
NAEA



**FLAT 3 VICTORIA HOUSE 10-11 THE STRAND DEAL**

Total floor area 75.0 sq. m. (807 sq. ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



**miles & barr**

**FLAT 3 VICTORIA HOUSE 10-11 THE STRAND DEAL**

**£170,000**

- Refurbished Sea View Flat
- Double Bedroom + Attic Room
- Sought After Walmer Location
- Uninterrupted Sea Views
- Great Income Potential
- NO ONWARD CHAIN

## ABOUT

**\*\*PERFECT SEASIDE RETREAT WITH STUNNING SEA VIEWS\*\***

Miles and Barr are delighted to offer this well presented converted 2nd floor flat set on the much sought after Walmer sea front with stunning and uninterrupted sea views. Whilst being walking distance to Deal Town centre and train station which offers the High Speed Link to London the property is also close to shops and cafes right on the sea front.

The property, which in our opinion has been well maintained by the current owners, would make an ideal First Time Buy, Weekend Retreat or Holiday Let and presently boasts a Lounge, Kitchen, Bathroom and Large Double Bedroom.

Further benefits include a generous Attic Room accessed from the Lounge, long lease and NO ONWARD CHAIN.

Viewings are available via Sole Agents Miles&Barr, Deal.

## 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\*\***

Communal Entrance with Stairs to;

**\*\*2ND FLOOR\*\***

Hallway

Kitchen 5'5" x 11'11" (1.65 x 3.63)

Bedroom 9'6" x 12'10" (2.90 x 3.91)

Bathroom 11'11" x 14'0" (3.63 x 4.27)

Lounge 11'11" x 14'0" (3.63 x 4.27)

Stairs to;

Attic Room

