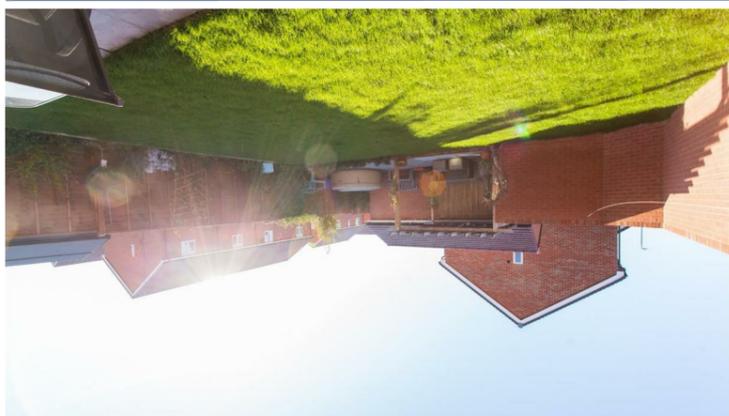


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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

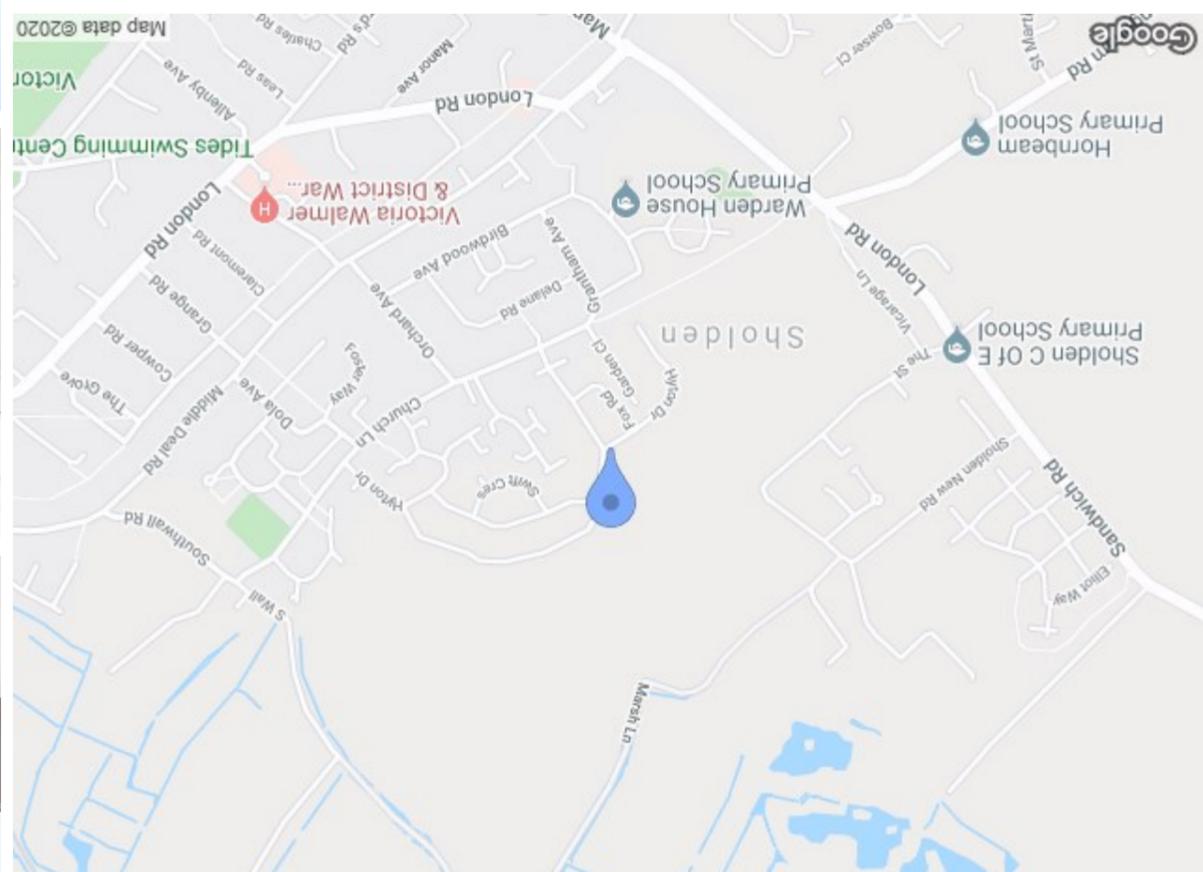


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions	(A) 92-100
Energy efficient	(B) 81-91
Decent	(C) 69-80
Below average energy efficiency - higher running costs	(D) 55-68
Below average energy efficiency - higher running costs	(E) 39-54
Below average energy efficiency - higher running costs	(F) 21-38
Below average energy efficiency - higher running costs	(G) 1-20
Current	85
Target	93

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(A) 92-100
Energy efficient	(B) 81-91
Decent	(C) 69-80
Below average energy efficiency - higher running costs	(D) 55-68
Below average energy efficiency - higher running costs	(E) 39-54
Below average energy efficiency - higher running costs	(F) 21-38
Below average energy efficiency - higher running costs	(G) 1-20
Current	84
Target	93



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



**DEAL**  
**75 HYTON DRIVE**



**75 HYTON DRIVE**  
**DEAL**

**£425,000**

- Detached House
- Five Bedrooms
- En-Suite to Master
- Spacious Family Home
- Ample Living Space
- Double Drive and Garage

## ABOUT

**\*SPACIOUS DETACHED FAMILY HOME IN POPULAR LOCATION!\***

Miles and Barr are delighted to present to the market this Five Bedroom Detached Family Home in the popular location of Hyton Drive. The current owners bought this property from new and have made improvements throughout.

In its current layout, the property consists of a Lounge, Downstairs WC, Play Room/2nd Reception Room, a Spacious Kitchen/Diner and a Utility Room on the Ground Floor. On the First Floor there are Five Bedrooms and a Family Bathroom. The Fifth Bedroom is currently being used as a study, and the Master Bedroom benefits from an En-Suite Shower Room.

Externally, there is a private garden that is mostly laid to lawn with two patio areas, plus a double drive and a Garage.

This home is being offered to the market in immaculate condition and viewings can be arranged by calling Miles and Barr, 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 26'07 x 10'04 (8.10m x 3.15m)

Utility Room 8'04 x 5'05 (2.54m x 1.65m)

Lounge 16'02 x 10'07 (4.93m x 3.23m)

Downstairs WC

Reception Room 29'11 x 8'04 (3.02m x 2.54m)

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

Bedroom One 11'08 x 10'11 (3.56m x 3.33m)

Ensuite 6'05 x 5'10 (1.96m x 1.78m)

Bedroom Two 14'00 x 8'05 (4.27m x 2.57m)

Bedroom Three 10'04 x 8'09 (3.15m x 2.67m)

Bedroom Four 9'11 x 8'08 (3.02m x 2.64m)

Bedroom Five 8'08 x 7'01 (2.64m x 2.16m)

Bathroom 8'00 x 5'07 (2.44m x 1.70m)

### \*\*Exterior\*\*

Garden

Double Drive

Garage

