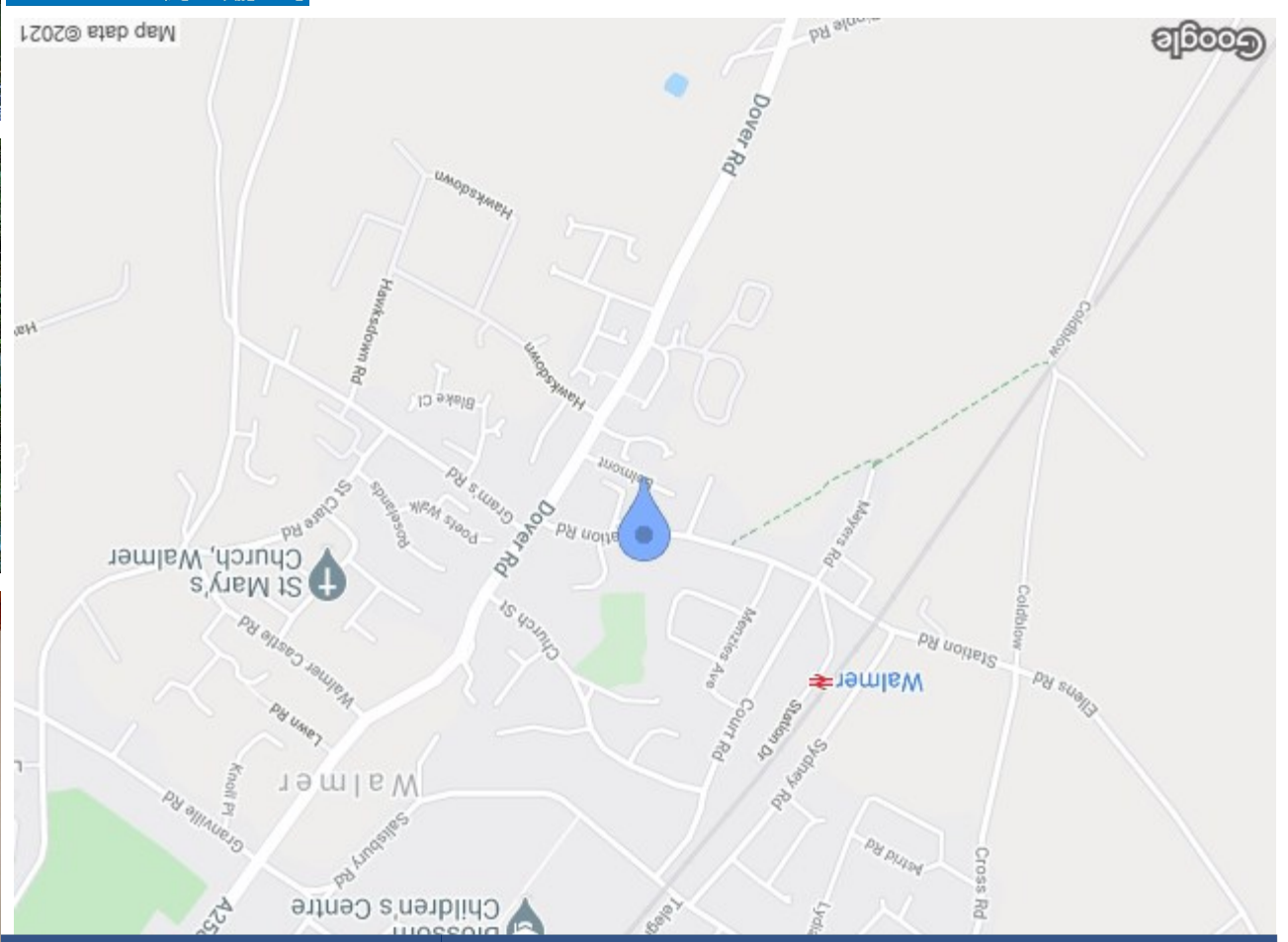


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (101-131)
Energy efficient - lower running costs	B (81-100)
Standard	C (61-80)
Energy inefficient - higher running costs	D (41-60)
Very energy inefficient - higher running costs	E (21-40)
Very very energy inefficient - very high running costs	F (1-20)
Very very energy inefficient - very high running costs	G (1-20)



25 BELMONT DEAL

miles & barr
YOUR PROPERTY AGENT

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

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25 BELMONT DEAL

£225,000

- No Onward Chain
- Charming Cottage
- Two Double Bedrooms
- Generous Rear Garden
- South-West Facing Garden
- Immaculately Presented
- Situated Along Very Quiet Road
- Great Holiday Home

ABOUT

BEAUTIFUL COTTAGE SITUATED IN A VERY QUIET SETTING!

NO ONWARD CHAIN! Belmont is a quiet, private road off Dover Road, and is a 5 minute walk to Walmer train station which has direct links to London St Pancras International. This particular property is near the very end of the road and is lovely and quiet.

The current owner has also carried out a number of improvements to the property in recent years, including decorating throughout with just the bathroom still in need of some modernising. Structurally the property appears in great condition and the roof on the main house and over the bathroom were both replaced a few years ago and are still under warranty.

In the current layout you enter the property into a Lounge which leads through to the Kitchen/Diner; and then the Bathroom at the rear. Upstairs there are two Double Bedrooms. Externally the rear garden is a generous size with a patio, lawn and then shed at the bottom of the garden.

Viewings are highly recommended for this property and can be arranged via Sole Agents Miles and Barr by calling on 01304 800555.

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

Lounge 10'11 x 9'11 (3.33m x 3.02m)

Kitchen/Diner 10'10 x 9'6 (3.30m x 2.90m)

Shower Room 7'5 x 5'1 (2.26m x 1.55m)

FIRST FLOOR

Bedroom One 10'11 x 9'11 (3.33m x 3.02m)

Bedroom Two 10'11 x 9'8 (3.33m x 2.95m)

