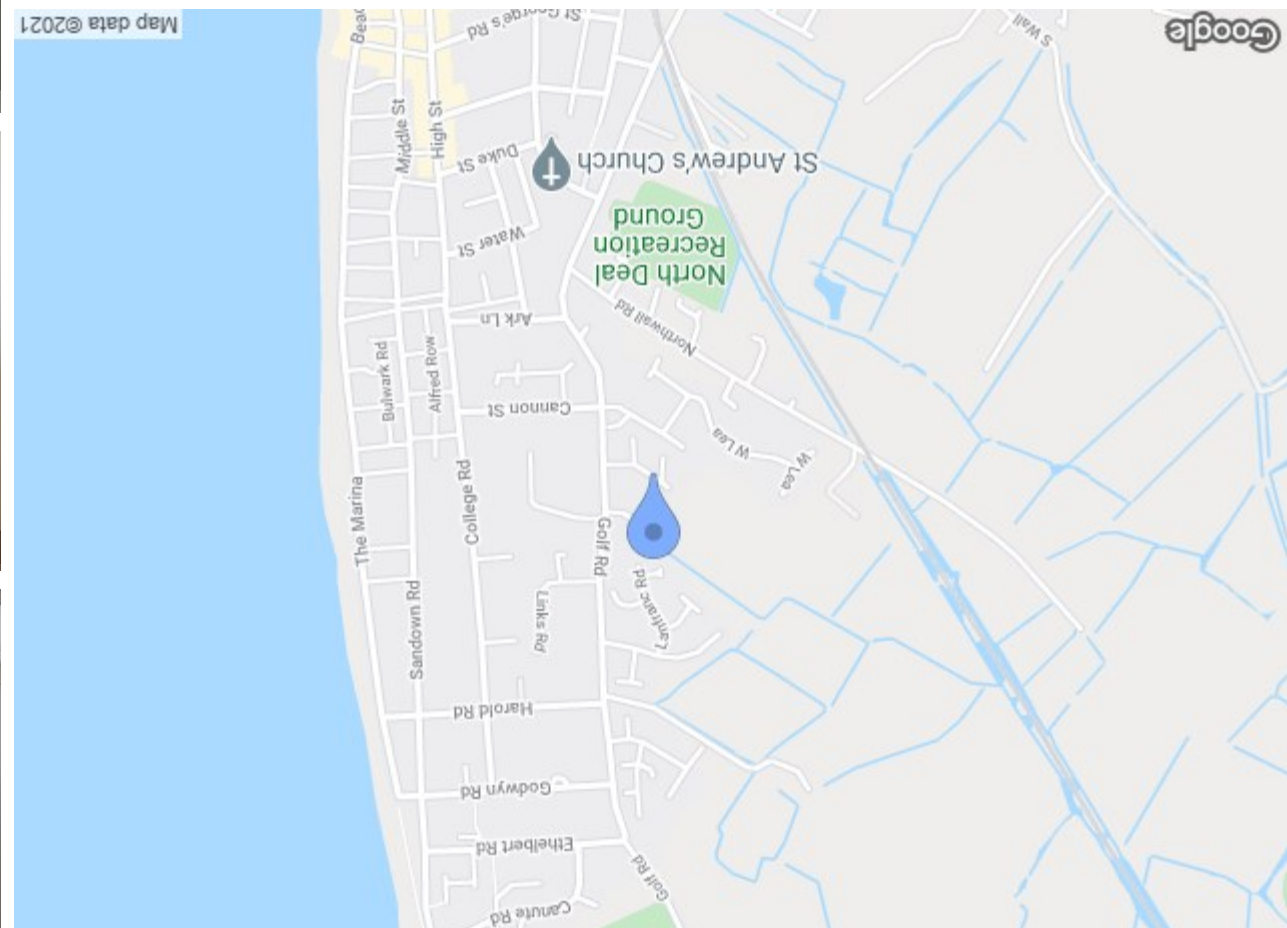


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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 (81-91)
Energy efficient	B (69-80)
Decent	C (55-68)
Below average	D (45-54)
Average	E (39-44)
Below average	F (21-38)
Very energy inefficient - higher running costs	G (1-20)
Current	62
Possible	86



31 THE FAIRWAY DEAL



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 e. deal@milesandbarr.co.uk
 t. 01304 800555

miles & barr
 YOUR PROPERTY AGENT



31 THE FAIRWAY DEAL **OFFERS IN EXCESS OF £169,999**

- Semi-Detached
- Close to Town Centre
- Good Condition
- Conservatory
- Double Bedroom
- Shower Room

ABOUT

IDEAL FIRST HOME OR INVESTMENT

Miles and Barr are delighted to present to the market this one bedroom semi detached home located in the Fairway in Deal.

Situated within walking distance to the town centre, train station and seafront, this home would make an ideal first home or buy-to-let investment.

The property has been updated since the current owners purchased it. In its current layout, the property comprises of an Entrance Porch, Lounge/Diner which leads to the Conservatory and a fitted Kitchen. On the First Floor there is a Large Bedroom and a Shower Room.

Externally the property has a patio garden with rear access.

Please note that under 'Section 21' of the Estate Agency Act, Miles & Barr declare an interest in this property.

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

Entrance Porch

Lounge/Diner 8'04 x 16'10 (2.54m x 5.13m)

Kitchen 10'09 x 5'11 (3.28m x 1.80m)

Conservatory 5'09 x 12'04 (1.75m x 3.76m)

First Floor

Bedroom 9'00 x 16'10 (2.74m x 5.13m)

Shower Room 4'08 x 8'03 (1.42m x 2.51m)

External

Garden

