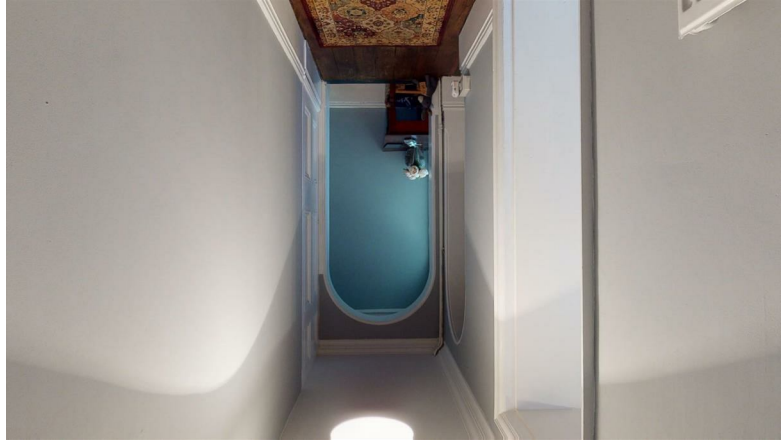


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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

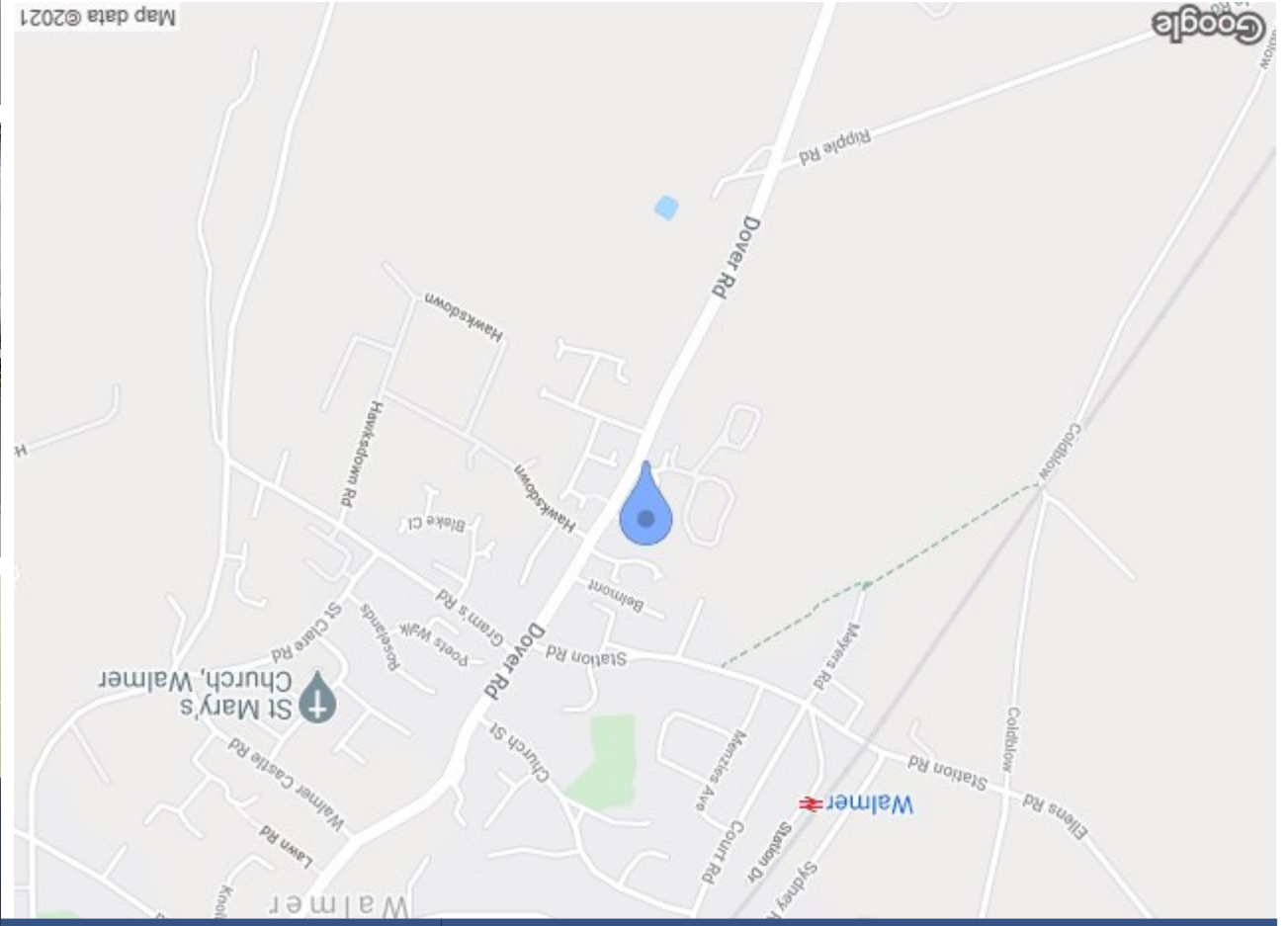


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (87 plus)
	B (81-86)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

Energy Efficiency Rating

Current: 70

Potential: 52



**miles & barr**  
YOUR PROPERTY AGENT

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

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Relocation network



**401 DOVER ROAD**  
**DEAL**

**£255,000**



- Very Spacious Apartment
- Great Air B'n'B or Holiday Home
- Beautifully Presented
- Wonderful Period Features
- Huge Cellar Potential
- Fully Refurbished
- Courtyard Garden

## ABOUT

**\*IMMACULATE GROUND FLOOR APARTMENT WITH PRIVATE COURTYARD!\***

Miles and Barr are delighted to present to the market this beautiful 2 bedroom Ground Floor apartment situated in Upper Walmer. This impressive flat has an abundance of period features throughout including high ceilings, numerous fireplaces, with a particularly impressive marble surround in the Lounge, original floors, cornicing and picture rails.

There are just two apartments within this building and they share a small frontage with then each having a front door from the external, there are no shared hallways. As you enter this property there is a hallway, with the large lounge on the left hand side featuring a bay window. Along the hall is a cloakroom with clever coat and boot store area. There is then the recently fitted kitchen. Off the kitchen is the access to the courtyard garden, bathroom and utility room. Back in and further along the hallway is the two bedrooms, there is a very large main bedroom with beautiful wood panelled walls and then a second bedroom, currently used as a dining room. There is also a basement level which has three rooms in it, currently only used for storage, but there is loads of potential to create functional rooms.

Externally the property boasts the private courtyard garden. There is an external cupboard and there is private external access.

The current owner has carried out a full renovation of the property with new windows, replastering, decoration through and a new kitchen and bathroom. The work has been done to a very high standard and needs to be viewed to be appreciated.

Viewings can be arranged by calling Miles and Barr on 01304 800555 who are acting as Sole Agents.

## DESCRIPTION

Hallway

Lounge 15'9 x 14'9 (4.80m x 4.50m)

WC

Kitchen 14'5 x 13' (4.39m x 3.96m)

Bathroom 11'9 x 10' (3.58m x 3.05m)

Utility Room

Bedroom One 18'2 x 11'9 (5.54m x 3.58m)

Bedroom Two / Dining Room 11'10 x 11' (3.61m x 3.35m)

Basement

## 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.

