



## 46 SANDOWN ROAD

“...situated only yards from the beach”

46 Sandown Road, Deal, Kent CT14 6PE

**GUIDE PRICE: £345,000**

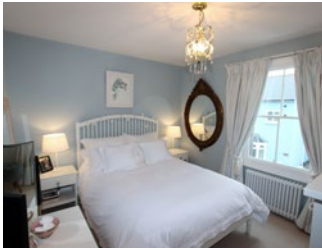
**A BEAUTIFULLY  
PRESENTED MID-TERRACE  
COTTAGE SITUATED ONLY  
YARDS FROM THE BEACH**

- Living Room
- Dining Room
- Kitchen
- Shower Room
- 2 Bedrooms
- Bathroom
- Fully enclosed Garden
- Pedestrian rear access

46 Sandown Road is a beautifully presented mid-terrace cottage which has been tastefully modernised and is situated only yards from the beach. The town centre, station and Saturday's busy market are all within walking distance of the property. The house offers well appointed accommodation on 2 floors with features including coved ceilings, sash windows and tasteful décor throughout.

Deal, with its largely unspoilt seafront, enjoys good High Street shopping complemented by an excellent selection of local shops and trades. In March 2018 the Sunday Times listed Deal in the top 3 places to live in the Southeast. Deal has frequent high-speed train services to St Pancras and good access to the Channel Ports & Tunnel Terminal, Canterbury and the motorway network. A full range of





private & state educational facilities can be found locally and the general area is renowned for its sporting, leisure and recreational opportunities.

Accommodation comprising:

#### GROUND FLOOR

The front door opens to the **Living Room** Fireplace with fitted wood burning stove and tiled hearth.  
**Dining Room** Fireplace with fitted wood burning stove and tiled hearth. Opening to **Kitchen** Attractively fitted in matching units comprising:- stainless steel single drainer sink set in worktop with cupboards and plumbing for dishwasher under, wall cupboard over and incorporating 4-ring electric ceramic hob with built-in oven under. Further worktop with cupboards under and wall cupboards over. Half glazed door to Garden.  
**Shower Room** Fully tiled shower, low level w.c., wash handbasin and plumbing for washing machine.

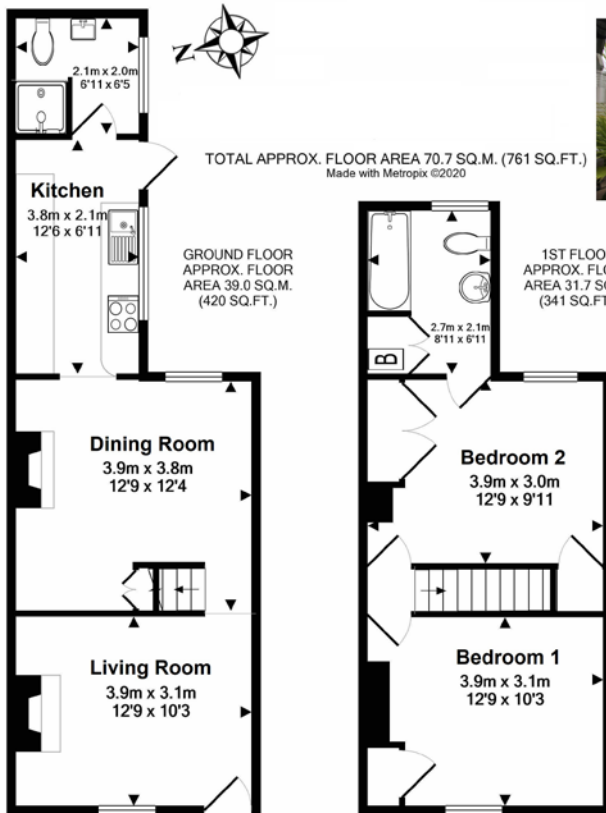
Staircase leads from Dining Room to:

#### FIRST FLOOR

**Landing. Bedroom 1** (front) With built-in wardrobe cupboard. **Bedroom 2** Built-in wardrobe cupboard with access to **Loft** and a further built-in wardrobe cupboard. Communicating door to **Bathroom Ensuite** Panelled bath with mixer taps and hand shower, wash basin and close coupled w.c.. Airing cupboard with wall mounted gas fired boiler.

#### OUTSIDE

A door from the Kitchen leads to a fully enclosed south and east facing **Garden**



which is laid as paved patio with a number of pot plants. Pedestrian rear access, timber built **Garden Shed**. Outside lighting, outside water supply.

## GENERAL INFORMATION

**Tenure:** Freehold

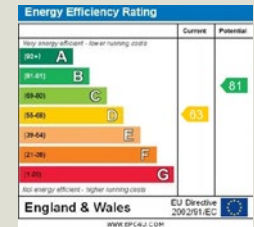
**Services:** All mains services connected. Gas central heating.

**Local Authority:** Dover District Council  
Telephone 01304 821199. e-mail: customerservices@dover.gov.uk

**Council Tax:** BAND B - £1,465.30 per annum 2020/21

**Viewing:** Strictly by appointment with the agents.

**Property Ref:** F8151



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### Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.