



BRIGHT
& Bright

PEOPLE & PROPERTY

Appletree

INDEPENDENT
Valuers, Letting & Estate
Agents

Established 100 years

"...in a quiet location convenient for the town centre, station and beach"



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Distances

- Sandwich 5 miles
- Dover 9 miles
- Canterbury 30 minutes
- London 82 minutes (HST from Deal)
- Channel Tunnel 30 minutes

Times & distances are approximate.

Summary

- Living room
- Dining room
- Kitchen/breakfast room
- Sun lounge
- Utility room
- Cloakroom
- Principal Bedroom Suite
- 2 further Bedrooms
- Family Bathroom
- Walled garden
- Garage
- Forecourt with parking for 3-4 cars

Appletree 85a Church Path, Deal, Kent CT14 9TJ

A beautifully appointed family home situated in a quiet location convenient for the town centre, station and beach.

Appletree is situated in a quiet, sought after location just a few minutes walk from the town centre, station and sea front. Built approximately 10 years ago to the owners own requirements, the house has an exacting and superb specification with fine attention to detail. The house is tastefully decorated and presented throughout and features include exposed brickwork, coved ceilings, bevelled glass to internal doors, wooden flooring and a superbly equipped kitchen/breakfast room. The house has been designed in such a way as to make extension into the loft area readily possible, subject to any necessary consents.

Deal, with its largely unspoilt seafront, enjoys good High Street shopping with a number of major retailers complemented by an

excellent selection of local shops and trades. In January 2014 the town won The Daily Telegraph Award for High Street of the Year. In March 2018 and again in 2020 it was mentioned in the Sunday Times as one of the top 100 towns in which to live in the UK. The railway station offers frequent London services - including high-speed services to St Pancras - and good access exists to the Channel Ports, Canterbury, the Channel Tunnel Terminal and the motorway network.

A full range of private and state educational facilities can be found locally and the general area is renowned for its sporting, leisure and recreational opportunities with golf courses of national and international status and excellent bathing, fishing, boating and sailing along the varied coastline.

Accommodation consisting of: GROUND FLOOR

A glazed front door opens to the fully enclosed **Entrance Porch** Tiled floor.

A part glazed door opens to the **Entrance Hall**. **Cloakroom** Tiled floor, close coupled wc, wash basin set in vanity unit. L-shaped **Living Room**

Double aspect (*southeast and northwest*) including square bay window and sliding picture windows opening onto patio. Attractive Minster style fireplace with fitted coal effect gas fire. Sliding doors open to a

Sun Lounge Double aspect (*southeast and southwest*) Glazed door to garden. Oak floor. **Inner Hall** Glazed double doors open to the **Dining Room** Fitted book/display shelves.

Kitchen/Breakfast Room Attractively fitted in matching Shaker style units with polished granite worktops comprising: double bowl, single drainer porcelain sink set in full width

return worktop with drawers, cupboards and built in dishwasher and refrigerator under and wall cupboards over. Adjoining breakfast bar unit. Integrated 7-burner Stove, dual fuel range cooker with extractor hood over. Further worktop to the side with drawers and cupboards under and wall cupboard over. Roll away larder unit. Built in cloaks cupboard. Glazed door to garden. **Utility Room** Worktop with built in cupboard over. Wall mounted Vaillant gas fired boiler. Plumbing for washing machine. Personal door to garage.

A staircase leads from the Inner Hall to:

FIRST FLOOR

Galleried Landing Access to loft. Built in airing cupboard. Built in linen cupboard. **Principal Bedroom Suite** comprising: **Bedroom 1** Double aspect (*northeast and southwest*) Full length range of built in wardrobe cupboards



with 2 mirrored doors. Communicating door to **Shower Room En-Suite** Tiled floor, half tiled walls. Corner shower, wash basin set in vanity unit, close coupled wc, ladder towel rail. **Bedroom 2** Built in mirror-fronted wardrobe cupboard. **Bedroom 3** Full width range of built in wardrobe cupboards with 1 mirrored door. **Family Bathroom** Tiled floor, half tiled

walls. Panelled spa bath with mixer taps and hand shower, separate walk-in shower, wash basin set in vanity unit, close coupled wc, ladder towel rail.

OUTSIDE

The drive in front gives access to a **Forecourt** with parking for 3-4 cars and

leading to an L-shaped **Garage** Remote control up-and-over door. Fitted worktop with drawers and cupboards under and wall cupboard over. Power connected. A side access leads to a south and east facing walled garden to the rear with a paved **Patio** area adjoining the living room which leads onto a lawn bordered with flower

beds with a variety of ornamental shrubs and climbing plants including fruit trees, wisteria and jasmine. Beyond the lawn is a further paved patio area together with a **Greenhouse** and timber built **Garden Shed**. Outside lighting and outside water supply.





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GENERAL INFORMATION

Tenure: Freehold

Services: All mains services connected. Gas central heating

Local Authority:

Dover District Council Telephone 01304 821199

email: customerservices@dover.gov.uk

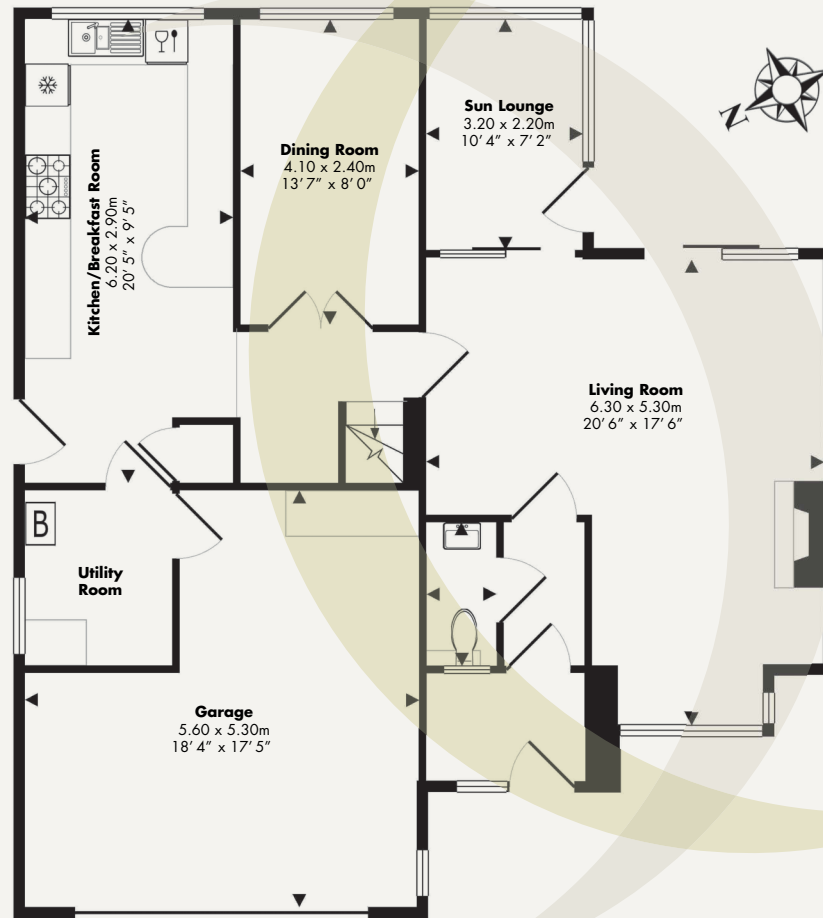
Council Tax: Band E £2219.10 per annum 2020/21

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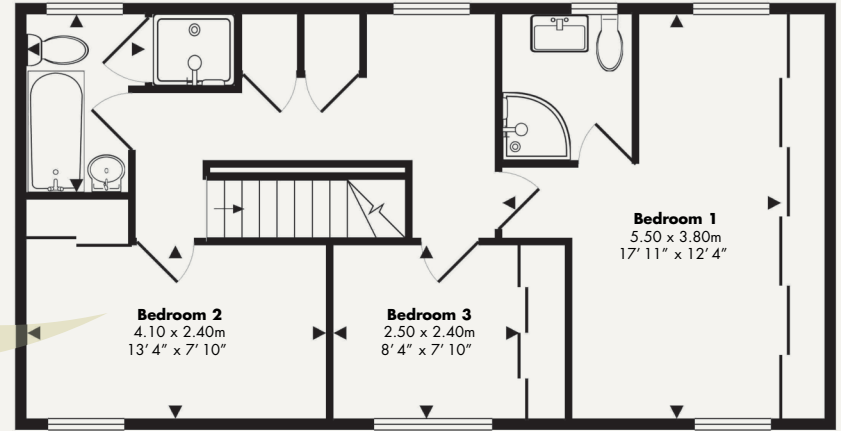
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

Total Area
Approx. 161.5 sq. metres (1739.0 sq. feet)



Ground Floor



First Floor



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Viewing **STRICTLY BY PRIOR APPOINTMENT WITH BRIGHT & BRIGHT ESTATE AGENTS**

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