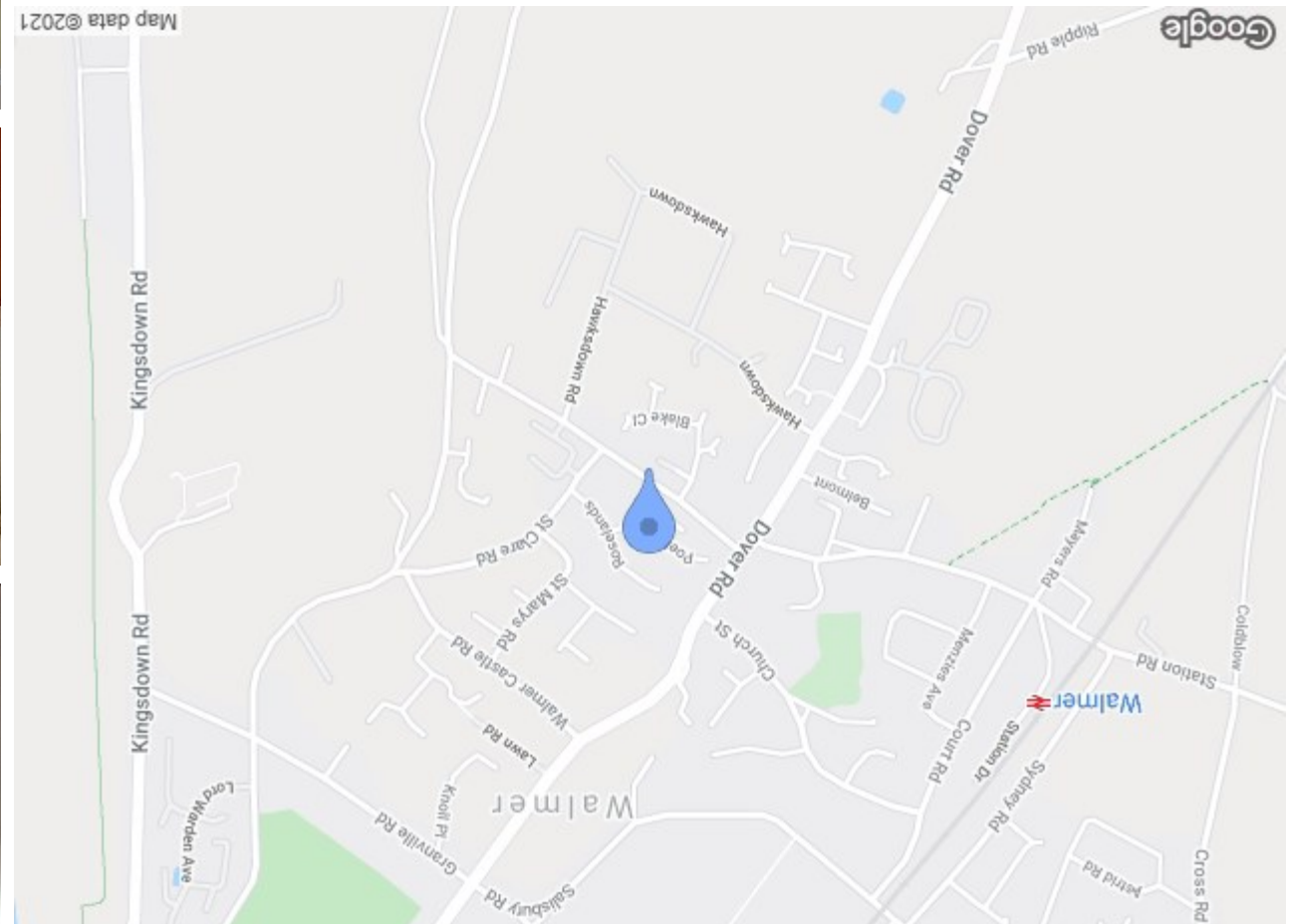
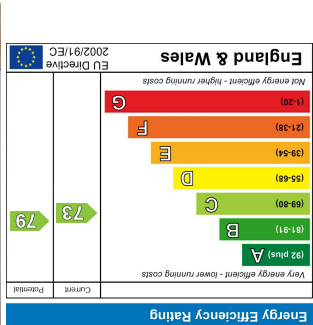


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FLAT 3 LEELANDS HOUSE GRAMS ROAD  
DEAL



FLAT 3 LEELANDS HOUSE GRAMS ROAD  
DEAL

£320,000



30 Queens Street, Deal, Kent, CT14 6ET  
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YOUR PROPERTY AGENT



- Stunning Period Apartment
- Sought After Leelands House
- 2 Double Bedrooms including Master with En Suite
- Beautiful Landscapped Gardens
- Garage En Bloc
- No Onward Chain
- Cellar With Electricity

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.

ABOUT

PERIOD SPLENDOR! Price range £320,000 to £340,000. A well-proportioned and handsome first floor apartment situated in an incredibly imposing Grade II listed building in the sought after part of Walmer, leading towards the grounds of Walmer Castle . This charming apartment is bright, full of character with some wonderful period features. There is also a useful cellar room, lavish communal gardens and a garage.

Leelands House is an imposing, early 19th Century, Grade II Listed building. Formerly a boarding school, but now fully converted into luxury apartments. This fine home occupies a prime first floor position overlooking the gardens, accessed via a welcoming communal entrance hall with black and white tiled flooring and ornate cornicing.

The apartment itself is very generous in size, with large sitting/dining room, two double bedrooms, one with an en-suite, a quality fitted kitchen and family bathroom with both a shower cubicle and bath as well as a cellar. with electricity. Both the bedrooms have built in wardrobes and look out onto formal courtyard gardens with a central feature fountain. The sitting room is a particular highlight with an attractive feature bay wall and tall windows with original period Venetian.

Approached with vehicular access via Blake Close, the gated entrance leads to a parking, area with one parking space and a single garage. The extensive gardens are for communal use and are well maintained and professionally landscaped, mainly laid to lawn, interjected with mature plant beds and flowering borders.

DESCRIPTION

- Ground Floor
- Entrance Hall 28'08 x 18'06 (8.74m x 5.64m)
- Living Room 16'03 x 11'05 (4.95m x 3.48m)
- Hallway
- Cellar
- Kitchen 11'02 x 10'09 (3.40m x 3.28m)
- Bedroom One 15'1" x 12'11" (into the reccess) (4.62m x 3.96m (into the reccess))
- En Suite 6'06 x 3'03 (1.98m x 0.99m)
- Bedroom Two 15'02 x 11'03 (4.62m x 3.43m)
- Bathroom 10'02 x 8'06 (3.10m x 2.59m)
- Outside
- Communal Garden
- Parking

