



18 The Queens, Ranelagh Road  
Deal, CT14 7BD  
OIEO £285,000

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# 18 The Queens

Ranelagh Road, Deal

A modern first floor apartment, overlooking Deal Castle, offering light and airy accommodation with no onward chain.

## Situation

A superbly located seafront apartment which stands in a prominent position close to the town centre with spectacular views over Deal castle and seafront. The pebble shoreline lies to the front with a well-used promenade and cycle path which leads into the town centre and Deal pier, whilst the pedestrianised high street has local inns and restaurants along with high street multiples and specialist shops. There is a mainline railway station, with access to the high speed rail link to London St Pancras, from both Deal and Walmer and approximately seven miles to the south lies the harbour town of Dover with connection to the southern motorway network, ferry services to the continent and access to the Channel Tunnel at Folkestone and Ashford International beyond. The cathedral city of Canterbury is approximately 16 miles away and provides a wide range of cultural, sporting and leisure facilities.

## The Property

The Queens is an imposing seafront building occupying a prominent and convenient position with No: 18 set on the favored south side overlooking Deal's historic castle. From the secure communal entrance No: 18 can be accessed from the staircase as well as a lift to the first floor. This light and airy apartment offers spacious accommodation, with a neutral decor palette, arranged around a central L-shaped hallway. The bright sitting/dining room opens into the kitchen, fitted with a range of matching units and integrated cooking appliances. There are two double bedrooms, with the principal of the two having an ensuite shower room. There is a further matching bathroom as well as a good level of built in storage.

This chain free apartment is double glazed and heated throughout.

## Outside

Access from Ranelagh Road leads to a secure pass key protected underground car park where there is a designated parking space, internally a staircase and lifts then access all floors.

## Services

Mains electric, water and drainage are understood to be connected to the property.

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

## Tenure & Maintenance Charges

Share of Freehold  
299 year lease from the 24/6/1990  
Maintenance Charge - Approximately £1,750.00 payable every 6 months.

**Current Council Tax Band: E**

**EPC Rating: C**

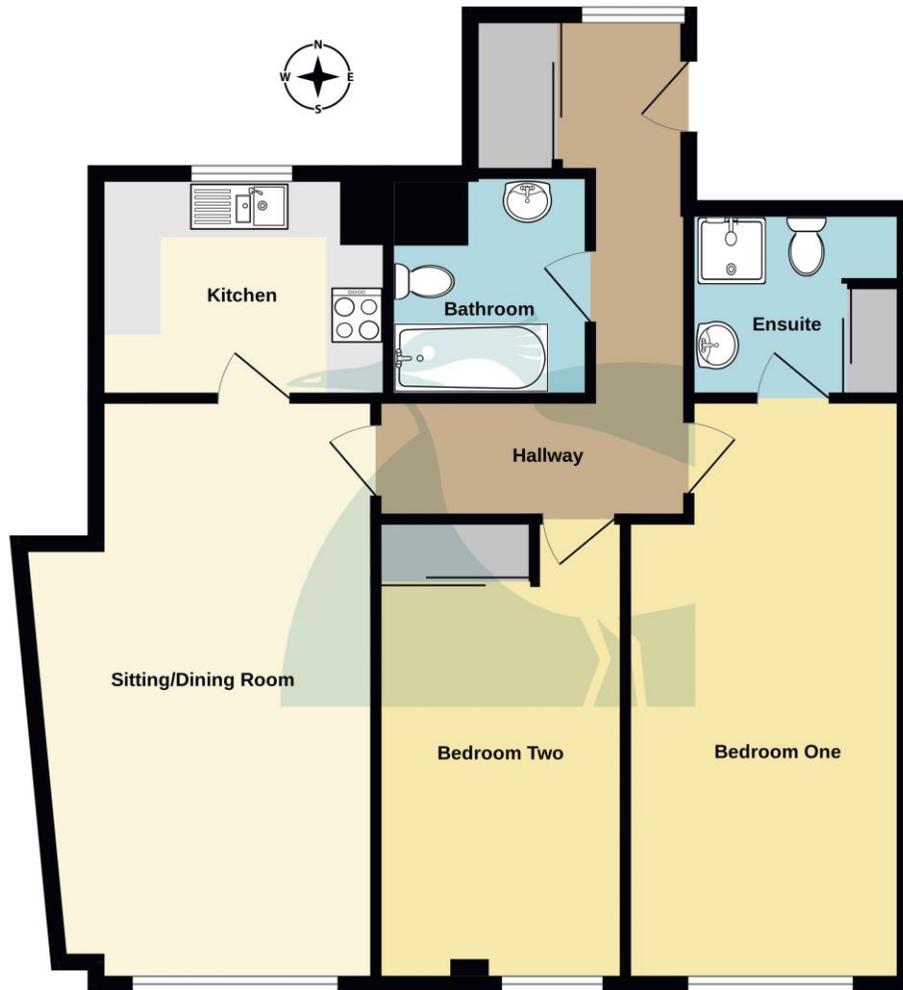
## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**

**First floor**  
867 sq.ft. (80.5 sq.m.) approx.



**Sitting/Dining Room**

20' 10" x 9' 10" minimum (6.35m x 2.99m)

**Kitchen**

10' 3" x 8' 0" (3.12m x 2.44m)

**Bedroom One**

20' 10" x 9' 9" (6.35m x 2.97m)

**Ensuite**

7' 7" x 6' 9" (2.31m x 2.06m)

**Bedroom Two**

16' 5" x 8' 9" (5.00m x 2.66m)

**Bathroom**

7' 11" x 6' 11" (2.41m x 2.11m)

TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

17 The Strand, Deal, Kent, CT14 7DY  
t: 01304 381155  
walmer@colebrooksturrock.com



colebrooksturrock.com



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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