



230 Church Path  
Deal, CT14 9UE  
£310,000

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# 230 Church Path

## Deal

An attractive semi-detached Georgian cottage, nestled within Church Path, offering spacious accommodation and no onward chain.

### Situation

Deal is a bustling coastal town offering all the amenities you might need within close proximity. Church Path with its unique mix of residential properties, pedestrian walkways and vehicular slip roads runs parallel with the length of Middle Deal Road. No: 230 is located at the top of Church Path which is accessed via a walkway from both London Road and Milestone Road and is located just a short walk to the town centre, train station and seafront with its two mile pebble shoreline, popular promenade and cycle path with both Walmer and Deal castles en-route. Deal town centre has several restaurants, cafes, a selection of appealing independent and vintage shops, a weekly market, post office and supermarket. For cultural lovers, the thriving community theatre provides an eclectic mix of entertainment. Local sporting and leisure facilities are excellent. The mainline railway station offers a frequent service connecting to Dover and the Javelin high speed link to London St Pancras.

### The Property

This lovely semi-detached cottage, nestled within Church Path, offers deceptively spacious accommodation while retaining a cosy, homely feel throughout. It benefits from modernisation, including a rear kitchen extension, and has been well maintained with updated sash windows and doors that remain in keeping with the character of the period. Upon entering via the entrance vestibule, you're welcomed into a spacious open-plan sitting and dining room complete with exposed wood floorboards, twin fireplaces and built in recess storage. To the rear is a sleek, contemporary galley kitchen featuring a range of shaker units, integrated appliances, and a breakfast area with French doors opening onto the garden. To the first floor are two light double bedrooms serviced by a spacious

modern bathroom. This stylish and characterful home is double glazed, gas centrally heated and being sold with no onward chain.

### Outside

The property is set back from Church Path by a low maintenance front garden with low brick wall and pathway to the main entrance. To the rear, the private garden is fully enclosed and mainly laid to lawn, featuring two decked seating areas and the added convenience of a shed positioned in the far corner. The benefit of side access is available via a wrought iron gate.

### Services

All main services are understood to be connected to the property.

### Local Authority

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

### Tenure

Freehold

### Current Council Tax Band: B

### EPC Rating: E

### 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**



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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**Open Plan Sitting/Dining Room**  
23' 2" x 12' 5" (7.06m x 3.78m)

**Kitchen/Breakfast Room**  
18' 3" x 7' 5" (5.56m x 2.26m)

**Landing**  
12' 0" x 5' 0" (3.65m x 1.52m)

**Bathroom**  
9' 9" x 6' 11" (2.97m x 2.11m)

**Principal Bedroom**  
13' 1" x 10' 10" (3.98m x 3.30m)

**Bedroom Two**  
11' 10" x 7' 7" (3.60m x 2.31m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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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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