



Addington House The Rise
Kingsdown, Deal, CT14 8BE
£375,000

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Addington House

The Rise, Kingsdown, Deal

A characterful semi detached coastal cottage offering versatile and attractively presented accommodation within the centre of this sought after village.

Situation

Addington House is set within the Conservation area along Arnold's Alley just off The Rise, a street central to the village, just a short walk up from the beach. The ever popular village of Kingsdown enjoys a range of local amenities which include a post office, high class butchers and convenience shop, together with three local inns and a village pre-school and primary school. To the east, the natural boundary of the English Channel provides an unspoilt pebble shoreline with two mile cycle route and footpath all the way to Deal. This fashionable coastal destination has much to offer and has won many awards for its charming seafront, and eclectic high street, where you will find several eateries and a selection of interesting independent and vintage shops. Walmer train station provides a regular service along the coast and links to the Javelin high speed service to London St Pancras.

and centrally heated via a gas boiler housed in the utility room and is being sold with no onward chain.

Outside

Addington is approached via a pedestrian only walkway known as Arnold's Alley which links The Rise with Upper Street. A timber fence and latch gate opens to an enclosed West facing lawned garden with summerhouse and pebble pathway leading to the main entrance. There is a paved patio area, storage shed and side access leading to a private L-shaped decked rear garden, measuring 20' 11" x 7' 4" (6.37m x 2.23m) extending to 18' 2" x 7' 10" (5.53m x 2.39m).

Services

All mains 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.

The Property

Addington House is a delightful, secluded coastal cottage tucked away just off The Rise within the centre of the village. Set within its own enclosed gardens the property enjoys characterful and versatile accommodation over three floors. From the entrance vestibule there is a contemporary ground floor bathroom to the right and a spacious kitchen/diner to the left with fitted shaker style kitchen, solid wood worktops, integrated sink and exposed treated floorboards which run through to the rear sitting room featuring a wood burning stove and French doors opening to the rear decked garden. To the side is useful utility room fitted with a range of white units and integrated dishwasher. A third guest bedroom lies to the lower ground floor whilst to the first floor are two further double bedrooms, both with fitted wardrobes, and a fully tiled shower room. The property is double glazed

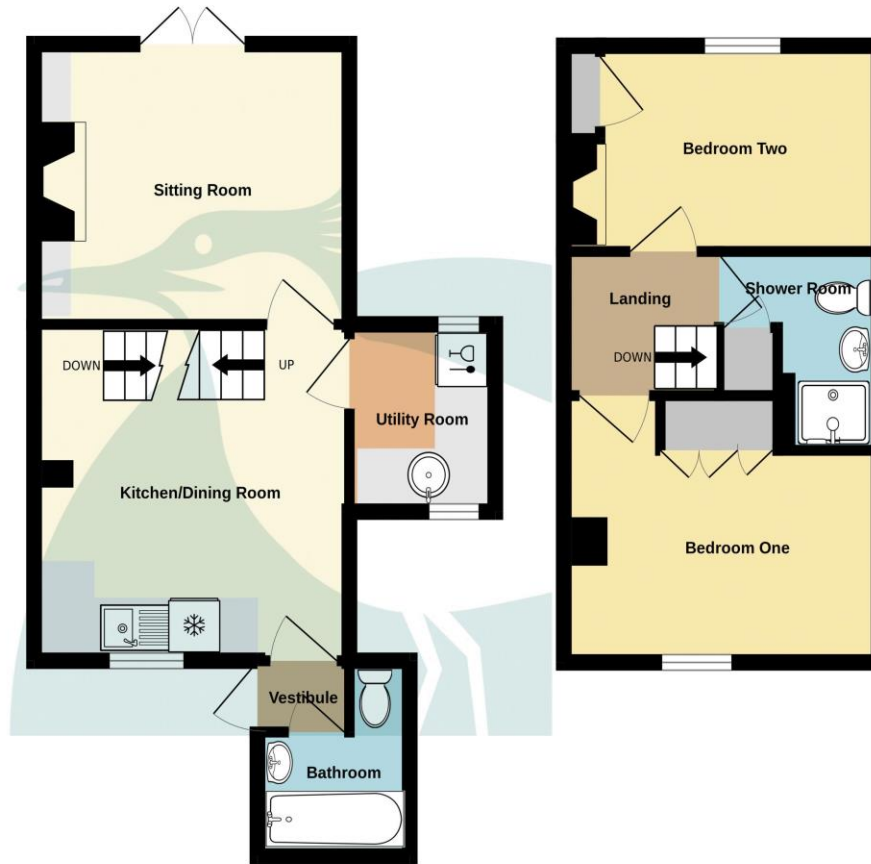


To view this property call Colebrook Sturrock on **01304 381155**

Lower ground floor
116 sq.ft. (10.8 sq.m.) approx.

Ground floor
330 sq.ft. (30.7 sq.m.) approx.

First floor
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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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Kitchen/Dining Room

12' 1" x 11' 10" (3.68m x 3.60m) inc stairwell

Sitting Room

11' 9" x 10' 1" (3.58m x 3.07m)

Utility Room

6' 9" x 5' 6" (2.06m x 1.68m)

Bathroom

5' 8" x 4' 5" (1.73m x 1.35m) increasing to 7' 2" (2.18m) into recess.

Lower Ground Floor

Guest Bedroom Three

11' 1" x 8' 10" (3.38m x 2.69m)

First Floor

Bedroom One

11' 8" x 9' 7" max (3.55m x 2.92m)

Bedroom Two

10' 5" x 7' 9" (3.17m x 2.36m)

Shower Room

L-shaped 7' 2" max x 6' 0" max (2.18m x 1.83m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 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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