



Price
£500,000

Freehold

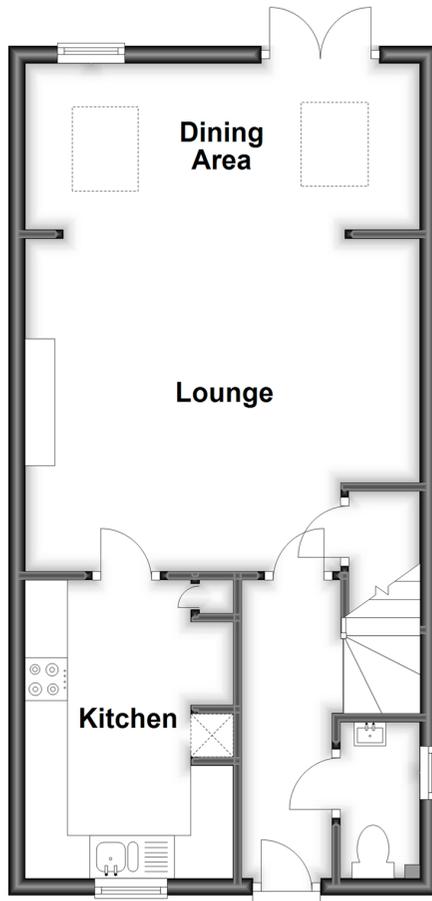
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**Ardent Avenue, Walmer,
Deal, Kent, CT14**

Wards
Helping you move forwards

Ground Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



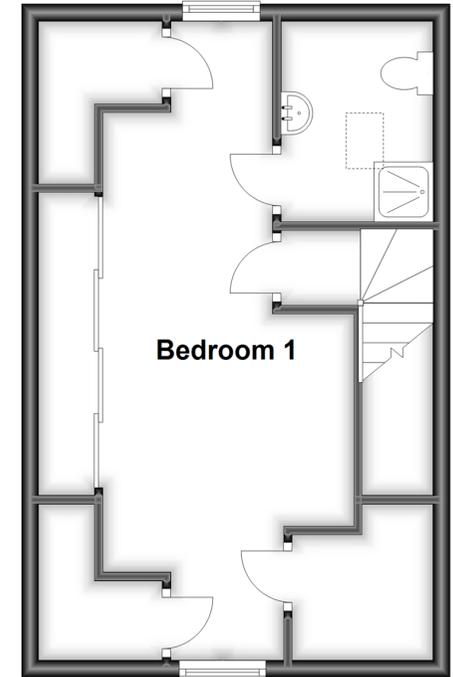
Split Level First Floor

Approx. 50.5 sq. metres (543.5 sq. feet)



Second Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Kitchen : 11'6 x 8'2 (3.51m x 2.49m)

Lounge/Dining Area: 20'5 x 15'7 (6.23m x 4.75m)

Downstairs Cloakroom

SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 2: 13'4 x 8'10 (4.07m x 2.69m)

En Suite Shower Room

Bedroom 3: 12'1 x 8'11 (3.69m x 2.72m)

Bedroom 4: 12'1 x 9'0 (3.69m x 2.75m)

Bathroom

SECOND FLOOR

Bedroom 1: 24'6 x 9'11 (7.47m x 3.02m)

En Suite Shower Room

OUTSIDE

Rear Courtyard Garden

Off Road Parking



Main features

- Immaculate condition throughout and ready to move into
- Private courtyard garden including a log cabin with electricity
- Downstairs cloakroom with two en suite shower rooms
- Lounge/dining area which has been extended including sky lights
- Off road parking



Nearest Schools

Primary Schools: Deal Parochial C of E Primary 0.3 miles, The Downs C of E Primary 0.8 miles, Sholden C of E Primary 1.5 miles
Secondary Schools: Goodwin Academy 1.2 miles, Sandwich Technology School 5.7 miles



Transport Information

Train Stations: Deal 1.4 miles, Walmer 1.4 miles, Martin Mill 4.6 miles



Address

Ardent Avenue, Walmer, Deal, Kent, CT14



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Deal Branch 01304 361420 ■ wardsofkent.co.uk



EPC RATING



CURRENT: C(30)

POTENTIAL: B(39)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

10634300/20220818/CB/WSM