



**Price**  
**£470,000**

**Freehold**

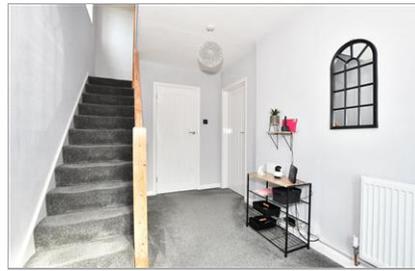
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**Church Lane, Sholden,  
Deal, Kent, CT14**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- detached house with off road parking and integral garage
- No onward Chain
- Situated on a corner plot and really updated throughout
- Planning permission granted for single storey extension to form an annex
- Potential to create further off road parking and side access.

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge : 12'10 x 12'5 (3.91m x 3.79m)  
 Dining Area : 9'11 x 9'10 (3.02m x 3.00m)  
 Conservatory : 12'10 x 7'7 (3.91m x 2.31m)  
 Kitchen : 9'10 x 9'9 (3.00m x 2.97m)  
 Cloakroom

### FIRST FLOOR

Bathroom  
 Bedroom 2 : 9'11 x 9'10 (3.02m x 3.00m)  
 Bedroom 1 : 12'11 x 12'5 (3.94m x 3.79m)  
 Bedroom 3 : 9'5 x 7'11 (2.87m x 2.41m)

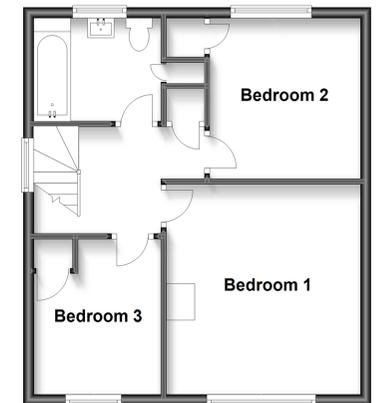
### OUTSIDE

Driveway  
 Integral Garage: 17'2 x 8'0 (5.24m x 2.44m)  
 Front and Rear Garden

**Ground Floor**  
 Approx. 72.6 sq. metres (781.8 sq. feet)



**First Floor**  
 Approx. 43.7 sq. metres (470.3 sq. feet)



**Call Deal - 01304 361420 ■ wardsofkent.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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