



**Price**  
**£280,000**

**Freehold**

3x  1x  2x 

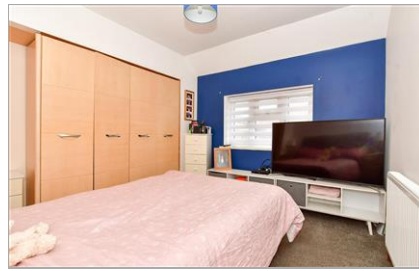
**Arthur Road, Deal, Kent,  
CT14**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Garage to the rear with side access
- Potential to add further parking to front (Subject to Planning)
- Gas fired central heating and double glazing throughout
- Open plan lounge-diner with patio doors leading to garden
- Situated within walking distance of local shops amenities and transport links

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 13'0 x 8'10 (3.97m x 2.69m)

Dining Area : 15'0 x 9'6 (4.58m x 2.90m)

Kitchen : 11'9 x 7'4 (3.58m x 2.24m)

### FIRST FLOOR

Landing

Bathroom

Bedroom 2: 10'10 x 10'8 (3.30m x 3.25m)

Bedroom 1: 11'4 x 8'6 (3.46m x 2.59m)

Bedroom 3: 8'5 x 7'8 (2.57m x 2.34m)

### OUTSIDE

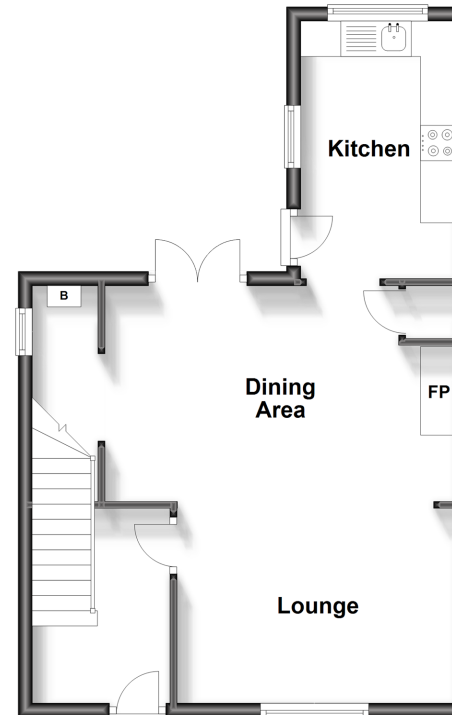
Driveway

Garage

Front and Rear Garden

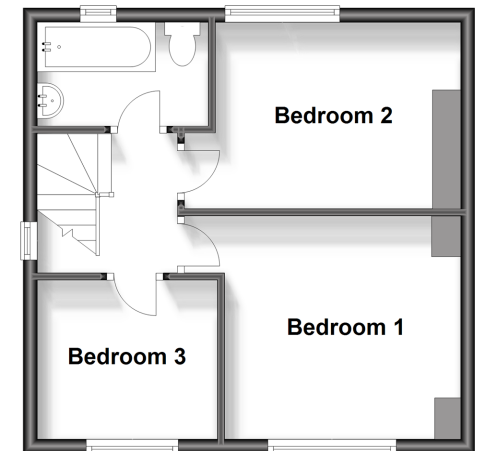
### Ground Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



### First Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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.

