



OVER 60?

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

Price
£460,000

Freehold

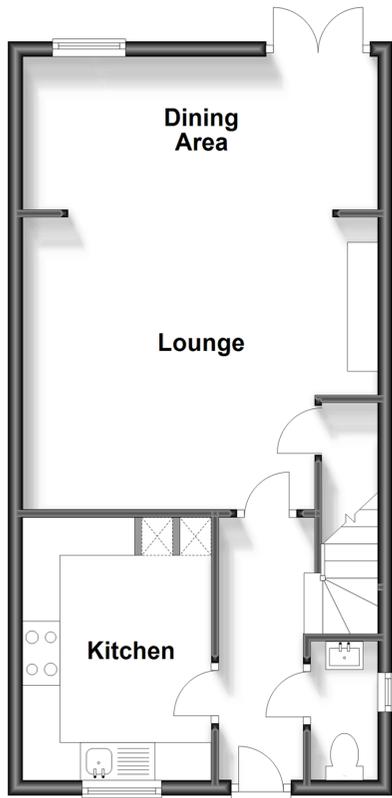
4x  3x  1x 

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

Wards
Helping you move forwards

Ground Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



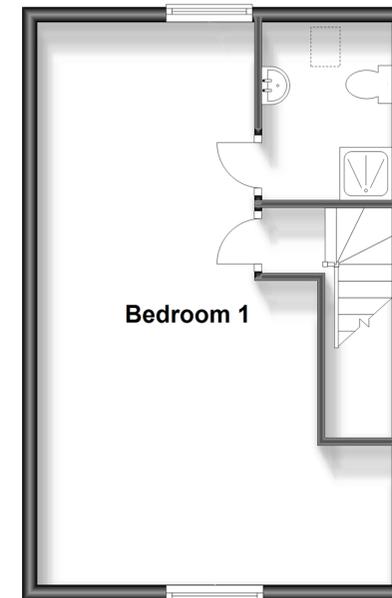
Split Level First Floor

Approx. 52.7 sq. metres (567.8 sq. feet)



Second Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen: 11'4 x 8'3 (3.46m x 2.52m)

Lounge : 14'11 x 12'8 (4.55m x 3.86m)

Dining Area: 15'7 x 6'7 (4.75m x 2.01m)

FIRST FLOOR

Landing

Bedroom 3: 12'1 x 9'0 (3.69m x 2.75m)

Bedroom 4/Dressing Room: 12'0 x 9'1
(3.66m x 2.77m)

Bedroom 2: 13'3 x 8'1 (4.04m x 2.47m)

En suite Bathroom

Bathroom

SECOND FLOOR

Landing

Bedroom 1: 24'7 x 15'8 (7.50m x
4.78m)

En-suite Shower Room

OUTSIDE

Front & Rear Gardens

Driveway Parking



Main features

- Quiet location only minutes from the seafront
- Carport parking for up to two cars
- Sunny aspect rear garden
- Chain free, recently decorated throughout and ready to move into
- Excellent bedroom sizes with the main being 24ft with en-suite shower room

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 0.8 miles,

Transport Information

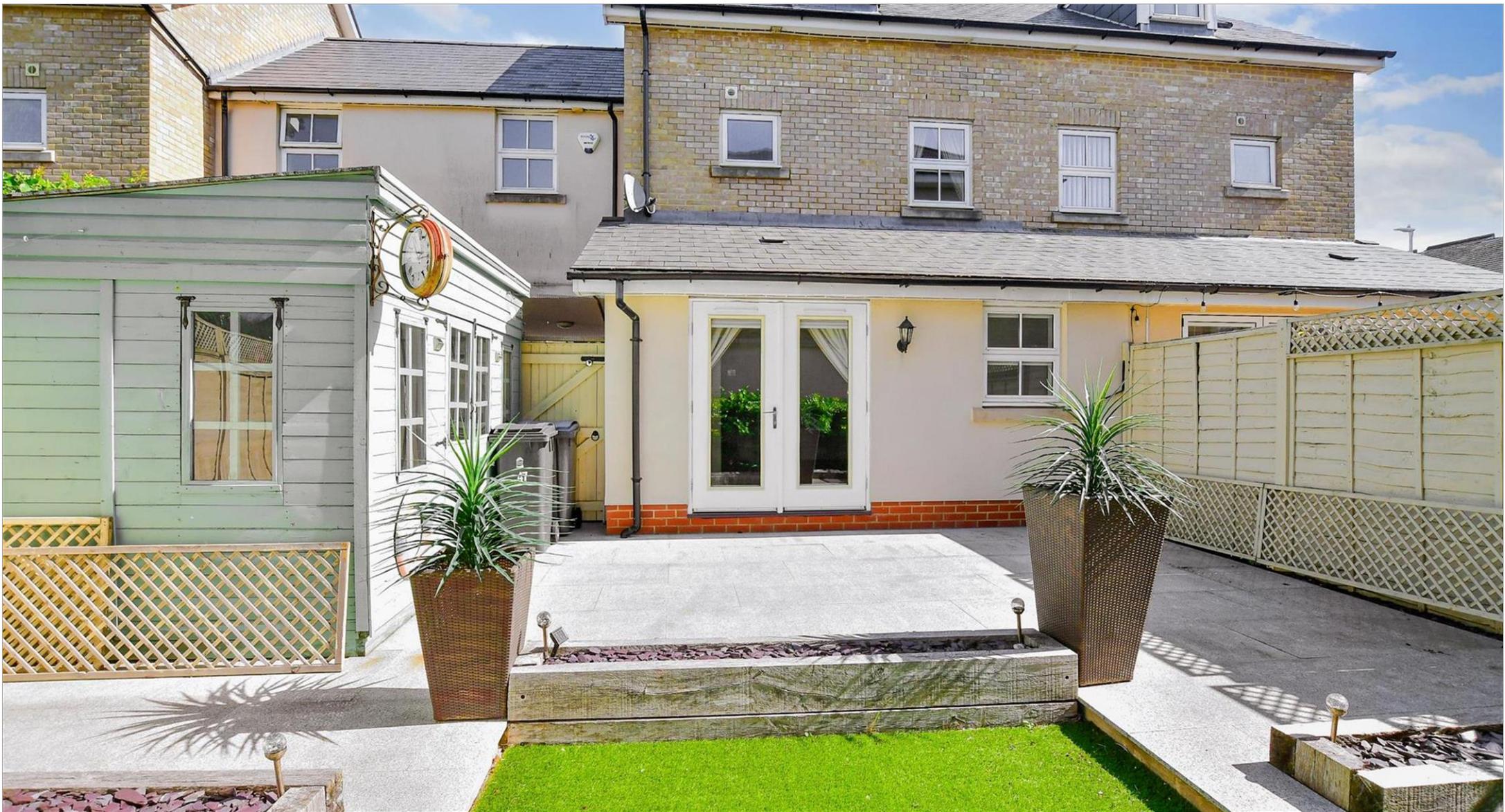
Train Stations: Deal 1.4 miles, Walmer 1.4 miles, Martin Mill 4.6 miles

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



- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



EPC RATING
CURRENT: C(77) POTENTIAL: B(87)

10634780/20231004/LB1/LB1