



**Price**  
**£350,000**

**Freehold**

2x  1x  2x 

**Balmoral Road,  
Kingsdown, Deal, Kent,  
CT14**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Quiet village location close to beach and primary school
- Driveway and garage
- Large sunny aspect rear garden with no overlooking properties
- In great condition throughout, a new bathroom fitted and new combi boiler
- Potential to develop the property on the ground level or into loft space (subject to planning)

## Accommodation

### GROUND FLOOR

Entrance hallway

Lounge : 18'7 x 17'6 (5.67m x 5.34m)

Dining Room: 9'8 x 8'2 (2.95m x 2.49m)

Conservatory : 13'3 x 10'6 (4.04m x 3.20m)

Kitchen : 15'0 x 14'1 (4.58m x 4.30m)

Bathroom

Bedroom 2: 9'8 x 9'8 (2.95m x 2.95m)

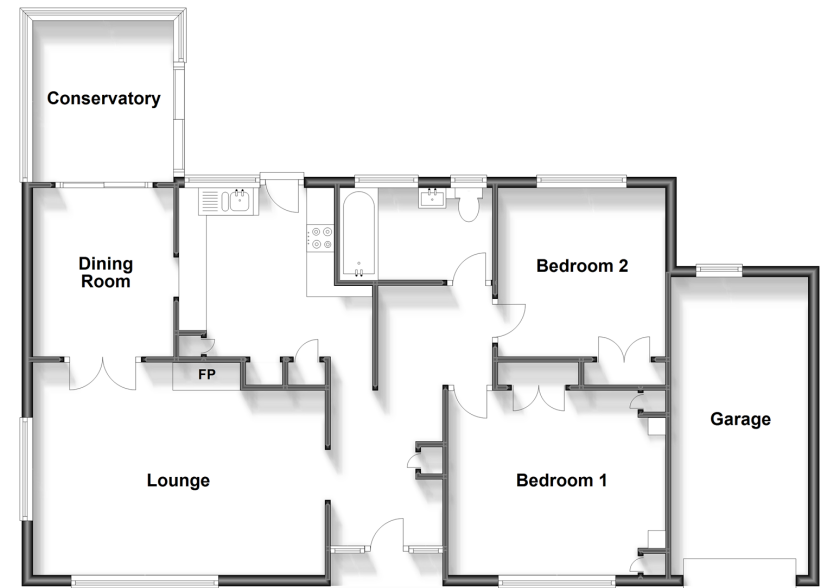
Bedroom 1: 18'7 x 12'3 (5.67m x 3.74m)

### OUTSIDE

Driveway

Garage

**Ground Floor**  
Approx. 101.7 sq. metres (1094.4 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