



**OVER 60?**

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

**Price**

**£325,000**

**Freehold**

3x  1x  2x 

**College Road, Deal,  
Kent, CT14**

*Wards*  
Helping you move forwards



## Main features

- Large Loft with potential to extend (subject to planning)
- Two diverse reception rooms
- Ready to move into
- Generous garden to the rear with powered shed
- Situated in a desirable location within moments of high street and sea front

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hallway

Dining Area : 13'5 x 11'8 (4.09m x 3.56m)

Lounge : 12'2 x 9'5 (3.71m x 2.87m)

Kitchen : 12'0 x 8'2 (3.66m x 2.49m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 13'5 x 12'1 (4.09m x 3.69m)

Bathroom

Bedroom 3: 10'0 x 6'5 (3.05m x 1.96m)

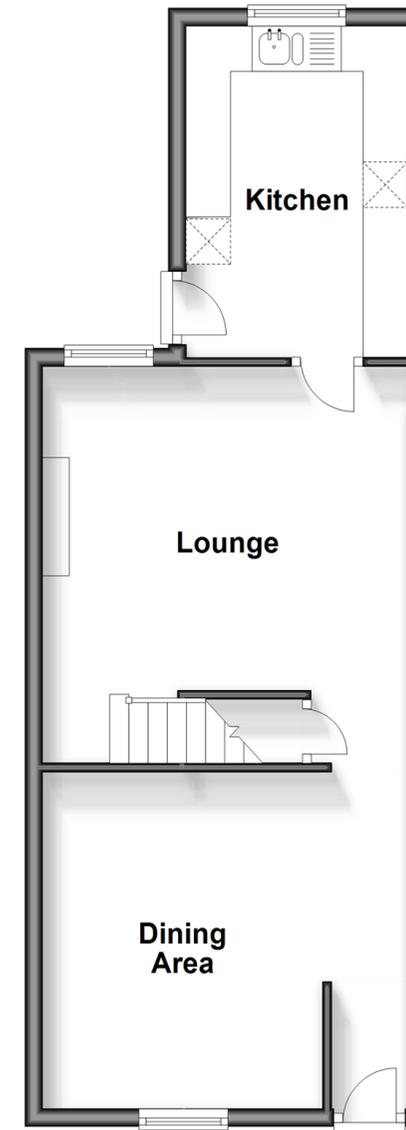
Bedroom 2: 11'9 x 8'2 (3.58m x 2.49m)

### OUTSIDE

Rear Garden

## Split Level Ground Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



## Split Level First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



**Call Deal - 01304 361420 ■ [wardsofkennt.co.uk](http://wardsofkennt.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.



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