



**Price**

**£625,000**

**Freehold**

4x  1x  2x 

**Claremont Road,  
Kingsdown, Deal, Kent,  
CT14**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- **4 bedroom detached house in a quiet location on an unadopted road**
- **Integral garage, detached garage and driveway for up to 4 vehicles**
- **Very secluded, private rear garden**
- **Lovely village location close to outstanding ofsted rated primary school**
- **Planning permission in place for side extension to create large kitchen/diner**

## Accommodation

### GROUND FLOOR

Entrance Porch  
Hallway  
Cloakroom  
Utility room : 10'6 x 8'10 (3.20m x 2.69m)  
Lounge : 24'6 x 14'5 (7.47m x 4.40m)  
Dining Room: 18'4 x 7'7 (5.59m x 2.31m)  
Kitchen : 17'6 x 8'3 (5.34m x 2.52m)

### FIRST FLOOR

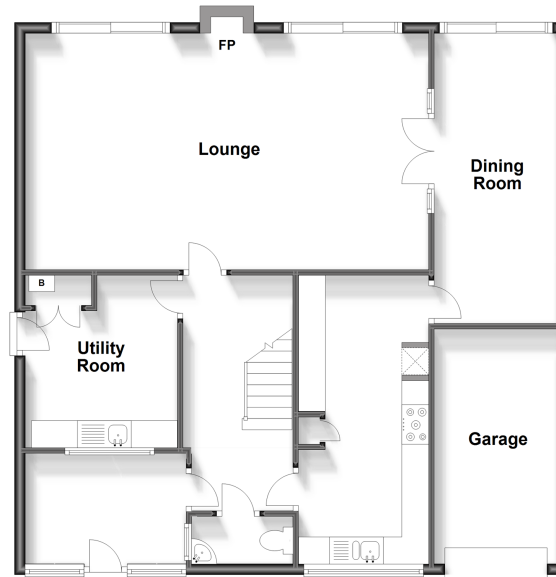
Landing  
Bedroom 1: 13'6 x 10'6 (4.12m x 3.20m)  
Bedroom 2: 11'7 x 11'5 (3.53m x 3.48m)  
Bedroom 3: 10'8 x 8'6 (3.25m x 2.59m)  
Bedroom 4: 13'6 x 8'3 (4.12m x 2.52m)  
Bathroom

### OUTSIDE

Garage and Driveway  
Detached Garage  
Rear Garden

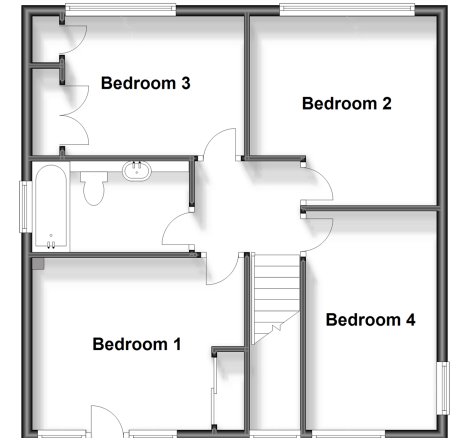
### Ground Floor

Approx. 96.4 sq. metres (1038.0 sq. feet)



### First Floor

Approx. 57.3 sq. metres (616.9 sq. feet)



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