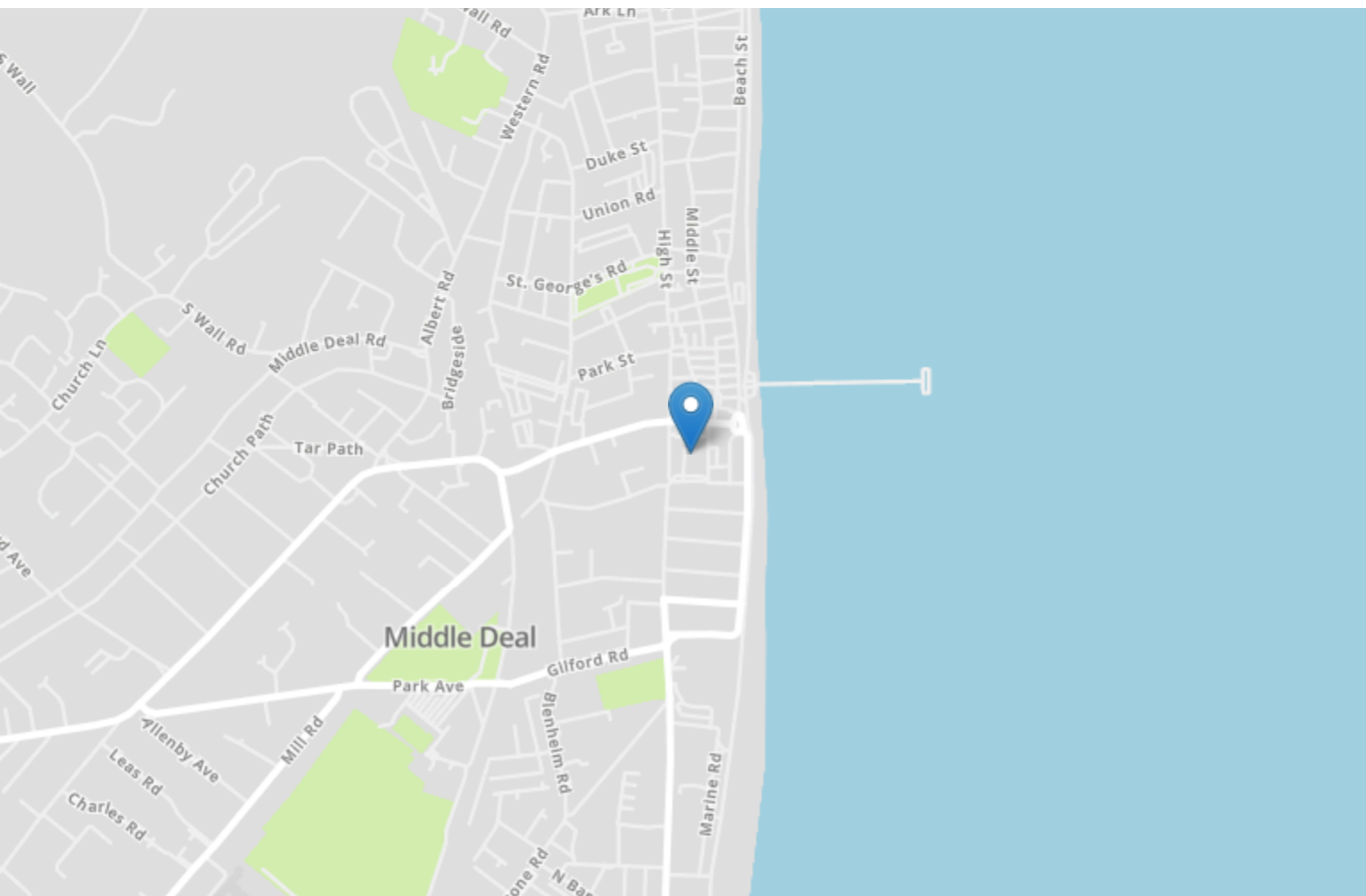


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 8 South Court

Deal  
CT14 7AN

**£290,000 FREEHOLD**

Draft Details...Price Range £290,000 - £300,000 | No Chain | Two Bed Detached House In A Conservation Area | Parking | Burnap + Abel are delighted to bring onto the market this fantastic detached house situated in the heart of Deal Town Centre - In a mainly pedestrian area, located just a short stroll from the far reaching promenade, wonderful pier and extensive beach. This would be a perfect weekend retreat and the property accommodation offers a light and airy lounge with access through to a low maintenance enclosed courtyard, kitchen, two good size bedrooms and a bathroom. Additional benefits include parking, downstairs W.C., gas central heating and NO ONWARD CHAIN. A great home for anyone looking to be able to walk into town, with Deal train station and bus station a short stroll away. For your chance to view call sole agent Burnap + Abel on 01304 279107.



## Entrance Hall

Stairs to first floor and doors leading to;

## W.C

Low level and wash hand basin.

## Kitchen

10' 6" x 6' 9" (3.20m x 2.06m) A mix of wall and base units, integrated cooker/hob, sink, space for fridge, cupboard with wall mounted boiler, plumbing for washing machine and window.

## Lounge

12' 9" x 10' 6" (3.89m x 3.20m) Carpeted floor, radiator, window and doors to the garden.

## Bedroom One

12' 10" x 9' 7" (3.91m x 2.92m) Double bedroom with carpeted floor, radiator and window.

## Bedroom Two

11' 7" x 6' 9" (3.53m x 2.06m) A good size 2nd bedroom with carpeted floor, radiator and a Velux window.

## Bathroom

Modern bathroom with a low level W.C., wash hand basin, bath with shower attachment and window.

## Garden

A courtyard rear garden with side access.

## Parking

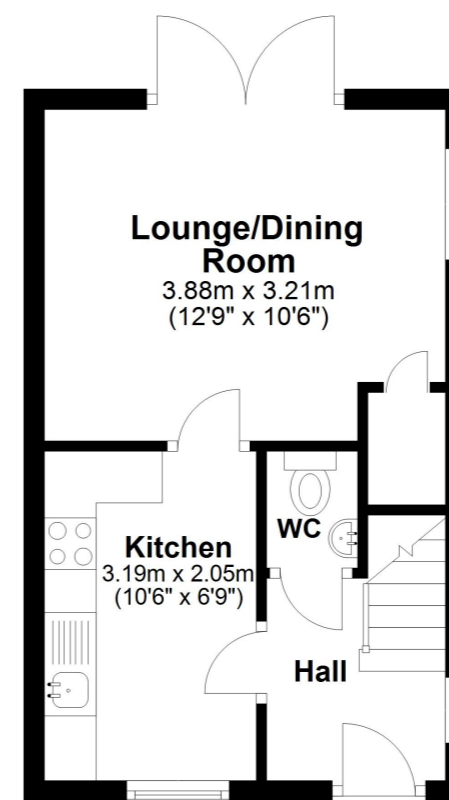
The property has a parking space for one vehicle.

## Area Information

The seaside town of Deal is a level walk and has an excellent range of independent shops, weekly markets, two Castles, wonderful architecture and a quarter mile long pier affording views of the historic seafront. Deal came first in the Daily Telegraph's 10 top spots to lay your beach towel and was praised for being 'the genuine Georgian article'.

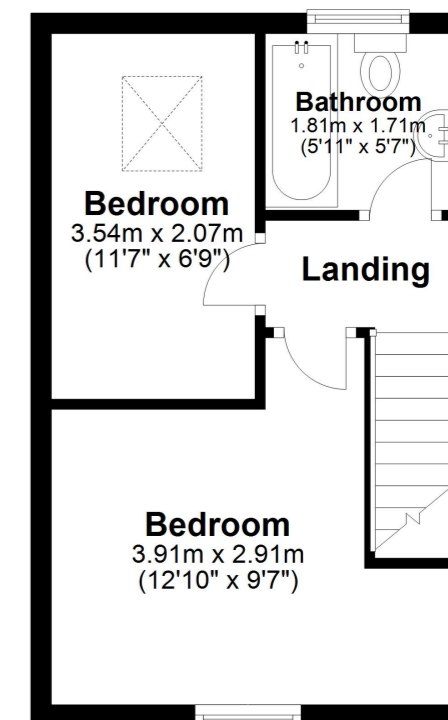
## Ground Floor

Approx. 25.0 sq. metres (269.0 sq. feet)



## First Floor

Approx. 25.3 sq. metres (272.0 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

