



Deal, Kent

Guide Price: £250,000 Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY

6 Langton Close

Deal
CT14 6UL

Description

6 Langton Close is a modern terraced house built, we believe, around 2004.

The property is of timber-frame construction with attractive brick facias and double-glazed windows under a tiled roof, and a stylish, modern entry door with pitched roof porch.

Internal features include a beautiful, recently fitted kitchen with attractive flooring, which sweeps through the ground floor. The property has been decorated throughout and benefits from a range of newly fitted bespoke wardrobes to bedroom 2. There is off-street parking for two cars and an enclosed rear garden.

Features

Entrance Hall

WC: low-level WC and hand basin.

Kitchen: newly fitted 2004 beautiful, bespoke kitchen comprising an attractive range of base and wall-mounted cabinets, integrated appliances such as electric oven, ceramic hob, extractor and dishwasher. There is also a larder cupboard, and space and plumbing for washing machine.

Sitting / Dining room: double-glazed patio doors open onto the garden, stairs to first floor.

First floor landing: loft hatch.

Master bedroom: double-glazed window overlooking rear garden

Bedroom 2: double bedroom with a range of full height, deep wardrobes with hanging and shelving.

Family bathroom: panelled bath with shower over, hand basin and WC.

Gardens: open plan to front and enclosed to the rear.

Off-street parking for two cars.

Outside

The front garden is open plan and laid to lawn with a pathway leading to front entrance.

The rear gardens are enclosed by timber fencing and are mainly laid to lawn with well-stocked flower borders including roses, shrubs, and perennial and annual planting. Garden shed.



Situation

The property is situated in a cul-de-sac on a development in one of the largest Cinque Port towns on the east coast of Kent. Deal is a popular and much sought after seaside town, which is well-served by a bustling high street and railway station, and miles of stunning coastline, all within approximately a five-minute walk. There are ample good restaurants, wine bars, cafés and shops, and independent shops and a good selection of supermarkets.

Places of interest include the historic Deal Castle. Built by the Order of King Henry VIII as part of a chain of coastal defences in the 1500s, it is one of the finest Tudor artillery castles in England. Time Ball Tower and Deal Museum are where you can discover the town's incredible past since the arrival of Julius Caesar, who first set foot in England on the beach nearby.

The Cathedral City of Canterbury with its many cultural interests, excellent shopping centre, good choice of schools in both the state and private sectors, colleges and universities is about 20 miles away.

Recreation facilities in and around the area include sports centres and swimming pools, an excellent choice of golf courses including The Royal Cinque Ports Golf Club and the famous Royal St Georges in Sandwich, and fishing and water sports can be found along the coast.

Transport links are also good, with the high-speed train services operating from Deal to London St Pancras.

The A2 gives easy access into the M20, M25, and M2 motorway networks. The Channel Tunnel at Cheriton and the Port of Dover are both within easy reach and provide services to the continent.

Viewings

Strictly by appointment through Whitney Homes

Tel: 01303 262853

Email: info@whitneyhomes.co.uk

Property Information

Services: All main services are connected.

Local authority: Dover District Council

Council Tax Band: C



6 Langton Close

Gross Internal Area : 61.7 sq.m (664 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Whitney Homes
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