PROVIDENCE COTTAGE

"... pretty end of terrace Georgian cottage"
Providence Cottage, 18 Duke Street, Deal, Kent CT14 6DU

GUIDE PRICE: £145,000

A PRETTY GEORGIAN COTTAGE SITUATED IN A POPULAR AND CONVENIENT CENTRAL LOCATION.

SUMMARY

- Kitchen/Living/Dining Room
- Bedroom
- Bathroom
- Close proximity to town centre, seafront and station

Providence Cottage is a pretty end of terrace Georgian cottage situated in the Conservation area on the corner of Duke Street and West Street. It is within walking distance of the seafront, High Street and all local amenities. Although the property was being let until recently it would benefit from some redecoration. NB: This property has no outside space.

Deal, with its largely unspoilt seafront, enjoys good High Street shopping with a number of major retailers complemented by an excellent selection of local shops and trades. In January 2014 the town won The Daily Telegraph Award for High Street of the Year. In March 2018 it was mentioned in the Sunday Times as one of the top 100 towns to live in in the UK (and in position 3 in the southeast).
The railway station offers frequent London services - including high-speed services to St Pancras - and good access exists to the Channel Ports, Canterbury, the Channel Tunnel Terminal and the motorway network.

A full range of private and state educational facilities can be found locally and the general area is renowned for its sporting, leisure and recreational opportunities with golf courses of national and international status and excellent bathing, fishing, boating and sailing along the varied coastline.

Accommodation comprising of:

**GROUND FLOOR**

Front door opens to **Kitchen/Living/Dining Room** Laminate floor, window to side and front, wall mounted Gloworm gas fired boiler,. Worktop with inset single bowl stainless steel sink with mixer tap over, inset gas hob with extractor hood over, matching Shaker style units under and wall mounted over, space for fridge and space and plumbing for washing machine.

Stairs lead up to:

**FIRST FLOOR**

**Bedroom** Window overlooking Duke Street and with access to **Loft**. Door leads into **Bathroom** Corner bath with shower fitment and mixer tap over, part tiled walls, wash handbasin, low level w.c. and radiator.
**GENERAL INFORMATION**

**Tenure:** Freehold

**Services:** All mains services connected

**Local Authority:** Dover District Council
Phone 01304 821199. Email: customerservices@dover.gov.uk

**Council Tax:** Band B - £1,465.30 per annum 2020/21

**Viewing:** Strictly by appointment with the agents.

**Property Ref:** F8059