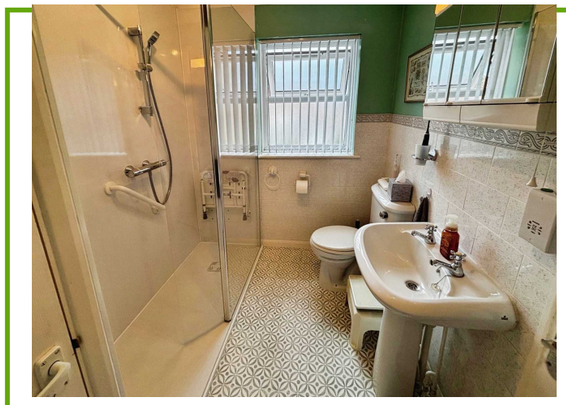


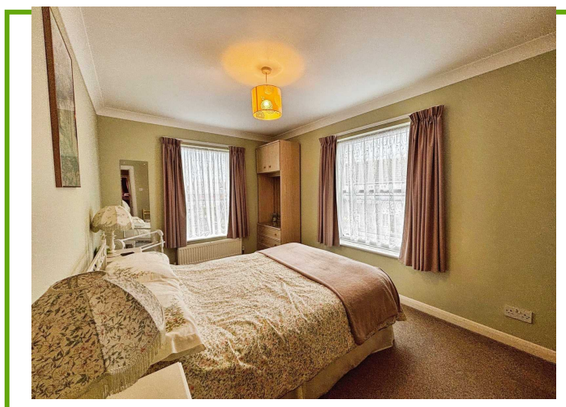














1A, North Lea, Deal, Kent, CT14

Guide Price: £265,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

1A, North Lea, Deal, Kent, CT14

Guide Price: £265,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: TBC
Local Authority: Dover District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

FOR SALE BY MODERN METHOD OF AUCTION, STARTING BID £265,000 PLUS RESERVATION FEE

Offering generous living space, a beautiful garden, a garage, and off-road parking, this delightful home presents a wonderful opportunity to enjoy everything that Deal has to offer.

Description
FOR SALE BY MODERN METHOD OF AUCTION, STARTING BID £265,000 PLUS RESERVATION FEE

This charming three-bedroom end-of-terrace home in the sought-after coastal town of Deal offers spacious and versatile accommodation, ideal for families, professionals, downsizers, or anyone looking to enjoy life by the sea.

Stepping inside, a welcoming entrance hall creates an immediate sense of space and leads through to a bright bay-fronted living room, a separate dining room perfect for entertaining, and a convenient cloakroom WC. The well-presented kitchen is fitted in a timeless white finish, while the conservatory provides an additional reception area where you can relax and enjoy views of the garden throughout the seasons. Altogether, the property offers an excellent balance of living and entertaining space.

Upstairs, there are three generously sized double bedrooms and a contemporary family bathroom, providing comfortable and flexible accommodation to suit modern lifestyles, whether for growing families, visiting guests, or those working from home.

Outside, the attractive rear garden has been thoughtfully arranged with patio areas, lawn, and established planting, creating a delightful setting for outdoor dining, summer gatherings, or simply unwinding in the sunshine. The property also benefits from off-road parking and a garage with an electric up-and-over door, adding valuable convenience.

Deal is one of Kent's most desirable seaside towns, renowned for its characterful High Street, independent boutiques, cafés, restaurants, and picturesque seafront promenade. Everyday amenities, mainline station, supermarkets, local pubs, and highly regarded schools are all within easy reach, while nearby parks and green spaces offer plenty of opportunities for leisure and recreation.

Auctioneers Comments
This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase.

We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer s solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete.

Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 4.5% subject to a minimum of £6,600 plus VAT which secures the transaction and takes the property off the market.

The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed.

Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Entrance Hall

Living Room
16'3" x 12'1" (4.95m x 3.68m)

Dining Room
16'3" x 7'9" (4.95m x 2.36m)

Kitchen
9'11" x 8'7" (3.02m x 2.62m)

For full EPC please contact the branch.

Conservatory
10'6" x 6'8" (3.2m x 2.03m)

Cloakroom/WC

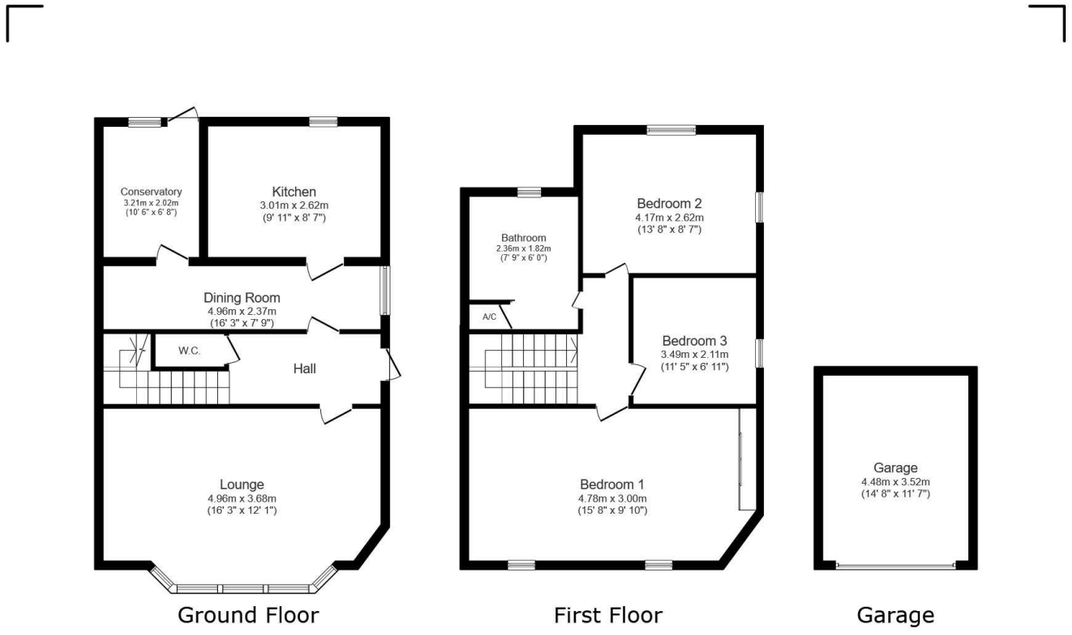
Principal Bedroom
15'8" x 9'10" (4.78m x 3m)

Bedroom 2
13'8" x 8'7" (4.17m x 2.62m)

Bedroom 3
11'5" x 6'11" (3.48m x 2.1m)

Bathroom
7'9" x 6' (2.36m x 1.83m)

Garage



Total floor area: 154.5 sq.m. (1,663 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.