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39
Victoria Road



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"...**between** the sea, Deal Castle and the town centre"

Established over 80 years





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39 Victoria Road Deal, Kent CT14 7AY

A gracious and sensitively modernised Georgian townhouse located in the Conservation Area between the sea, Deal Castle and the town centre.

Distances

- Sandwich 6 miles
- Dover 8.5 miles
- Canterbury 30 minutes
- London 82 minutes
(By HST from Deal)
- Channel Tunnel 30 minutes

Times & distances are approximate.





39 Victoria Road is a most attractively modernised Georgian townhouse, set back from the road about 100 yards from the seafront between the castle and town centre. The flexible accommodation on 3 floors is well presented and features include moulded cornices, stripped wooden flooring, painted floors, dado rails, ceiling roses, sash windows, line doors, an elegant staircase and views of the fishing boats and the Goodwin Sands from the upper floors.

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. 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 consisting of:

GROUND FLOOR

Recessed **Entrance Porch** with part-glazed front door opening to **Entrance Hall** Cloaks recess and built in cupboard under stairs. **Sitting Room** A delightful room with brick surround fireplace with ornamental pine mantelpiece and surround with inset picture of a maritime scene, shelved alcoves to either side with built in cupboards under. L-shaped **Living Room** Open brick backed fireplace with brick hearth and beam over, former wig cupboard to the side with cupboard under, shelved recess with further built in cupboard under, dado rail and panelling to all walls.

Kitchen/Breakfast Room Fitted in matching Ikea



Summary

- Sitting Room
- Living Room
- Kitchen/Breakfast Room
- Utility Room
- Conservatory
- 2 Bedroom Suites
- 3 further Bedrooms
- Family Bathroom
- Walled Garden
- Garage and Parking



units with solid wooden worktop comprising: stainless steel single drainer sink set in worktop with drawers, cupboards and plumbing for dishwasher under, wall cupboards over and incorporating 5-burner gas hob with extractor hood over and built in oven under. A part-glazed door leads to **Cloaks/Utility Room** Double aspect (*north and west*). Tiled floor, plumbing for washing machine and tumble dryer, close coupled w.c., washbasin set in vanity unit, built in storage cupboard, cupboard housing wall-mounted Vaillant gas fired boiler and hot water cylinder. There is access from the Utility Room to a small **Cellar** which extends under part of the Kitchen. A part glazed door leads from the Kitchen/Breakfast Room to a **Conservatory** with tiled floor and a door leading to Garden.

An attractive staircase with a mahogany bannister leads from the Entrance Hall to:

FIRST FLOOR

Landing with attractive window giving sea view over fishing boats to the Goodwin Sands. **Principal Bedroom Suite** (*overlooking the Garden*), tiled surround fireplace with tiled hearth and wooden mantel with inset mirror over, built in wardrobe cupboards to either side. Communicating door to **Bathroom En-Suite** Tiled floor, panelled bath with mixer taps and overhead shower fitment, pedestal washbasin, close coupled w.c. and chrome ladder towel rail. **Bedroom 2** (*front*) Bedroom fireplace with deep alcoves to either side, one of which has a pedestal washbasin.

Bedroom 3/Study (*rear*) 2 built in wardrobe cupboards. **Family Bathroom** Tiled floor, panelled bath with mixer tap and overhead shower unit, pedestal washbasin, close coupled w.c.

A further staircase leads to:

SECOND FLOOR

Landing With access to **Loft** and eaves storage cupboard. Guest Suite comprising **Bedroom 4** with communicating door to **Shower Room En-Suite** Tiled floor, shower cubicle, close coupled w.c., corner washbasin, chrome ladder towel rail. **Bedroom 5** with sea views towards the Goodwins.

OUTSIDE

Access from the Conservatory leads to a delightful south and west facing **Walled Garden**. A paved path leads

from the conservatory to a sitting area adjoining the Utility Room bounded by flowerbeds with plants and shrubs including rosemary, herbs and a fruit bearing vine. A brick paved path leads down to the garden to the **Garage** and is bounded on either side by box hedging, plant walls and further climbing plants and shrubs including climbing Hydrangea, Honeysuckle and Lilac. At the end of the Garden there is a single Garage with an up-and-over door, personal door and electricity connected. In front of the Garage there is **Parking** space for 1 car. Access to the garage is from Hope Road. Pedestrian rear access, outside lighting, outside water supply.



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GENERAL INFORMATION

Tenure: Freehold

Services: All mains services connected. Gas central heating.

Local Authority:

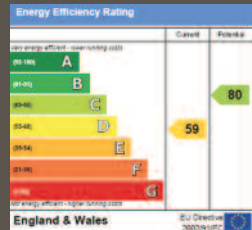
Dover District Council
Tel: 01304 821199
email: customerservices@dover.gov.uk

Council Tax: Band E £2,010.21 per annum 2017/18

VIEWING: Strictly by appointment with the agents.

EPC: See attached sheet for the relevant information.

Maps & Plans: All maps and plans are for identification purposes only and their accuracy cannot be guaranteed. Any Ordnance extract included in this brochure is reproduced with the sanction of HM Government under Licence No. 100053055.



EPC

Property Ref. **F7788**

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Fishing boats at the end of the road opposite 39 Victoria Road

Total Area (As per EPC)
Approx. 186.7 sq. metres (209.3 sq. feet)

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Viewing **STRICTLY BY PRIOR APPOINTMENT WITH BRIGHT & BRIGHT ESTATE AGENTS**
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