



Pandoras Box, 25 Beach Street

Offers Over £775,000



Pandoras Box

25 Beach Street, Deal

Spectacular sea views, Plenty of Character, Versatile 3 storey layout.

This really is a rare opportunity to seize a local Deal landmark. With a versatile 3 storey layout & spectacular sea views, how will you use it?

Deal locals and holidaymakers alike will instantly recognize this striking seafront landmark.

Now you've got a chance to take on this versatile period property, which has a history dating back hundreds of years.

THE PROPERTY

The ground floor is currently being used as a retail business, with living accommodation above that has internal and separate access. But there's plenty of ways you could use this charming period property.

One of its finest features, which will make it attractive however it's used, is the unbeatable location.

It has stunning sea views (on a clear day you can see across to France) and is in a popular part of town, right next to the historic pier.



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OPPORTUNITIES

Whether you've dreamed of running your own retail business, studio, food outlet or micropub, the busy location right on the seafront will be hard to beat.

The location will also be a real selling point if you decide to enter the lucrative Airbnb market to take advantage of the UK 'staycation' boom.

You'd need to speak to an architect (and the planners, given it's in the Conservation Area) but there's potential to create one stunning three storey home. Or you could potentially split the accommodation into two apartment units.

If you chose to go with the former, the current three storey layout would lend itself to having a spacious lounge on the ground floor and a kitchen at the rear. This would create space for further bedrooms and bathrooms to be added upstairs.

PERIOD CHARM

The whole property is dripping in period charm, with exposed ceiling beams throughout and gorgeous casement windows in the two ground floor bay windows.



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STEP INSIDE

The first floor includes a spacious lounge dining room with a fireplace and raised bay window to the front, giving wonderful sea views.

The kitchen at the rear is homely and welcoming, combining the best of old and new. And there's plenty of space for a dining table or perhaps a kitchen island.

There's also a shower room on this level.

The top floor has two further double bedrooms, the front bedroom giving wonderful sea views. And there's a handy separate WC.

If you do decide to alter the building, you'll need to be mindful of the Article 4 rules which are in place to maintain the traditional look of the Conservation Area.

Chances are you wouldn't want to change much to the exterior anyway, instead you'd be better served by concentrating your efforts (and budget) on the internal layout or use.



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OUT AND ABOUT

This imposing three storey end terrace sits at the gateway from the seafront to the narrow streets that make up Deal's Middle Street Conservation Area.

The traditional character and feel of the 'smugglers lanes' have been preserved, surely one reason why this is such a well-loved & popular part of this historic maritime town.

If you're looking to enjoy a peaceful life by the sea and want to avoid the worst excesses of a noisy "seaside resort", Deal may be just the place for you.

There's an awful lot of history contained in these higgledy-piggledy streets.

There's also a lot of fantastic seafood restaurants, independent shops, pubs & coffee shops. Not to mention a selection of galleries and antique shops which cater for a discerning clientele.

Do you dream of adding to the fabulous range of attractions or creating a superb place to live and enjoy the best that Deal has to offer? Or both?

Being right on the seafront means the beautiful pebble beach is literally on the other side of Beach Street.

It's also less than a minute's walk up the promenade to the Grade II listed pier.



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The promenade is great for a brisk morning walk with the sunrise or an evening stroll – it extends around a mile to the north towards the golf club or south down to Walmer.

If you prefer country walks and historic sites to strolls along the prom, there's plenty of choice nearby, including Walmer Castle and the nearby Deal battlements.

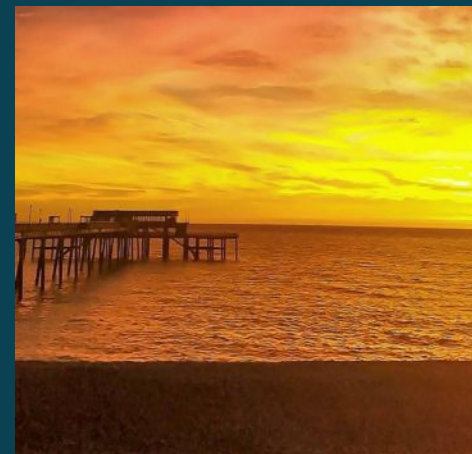
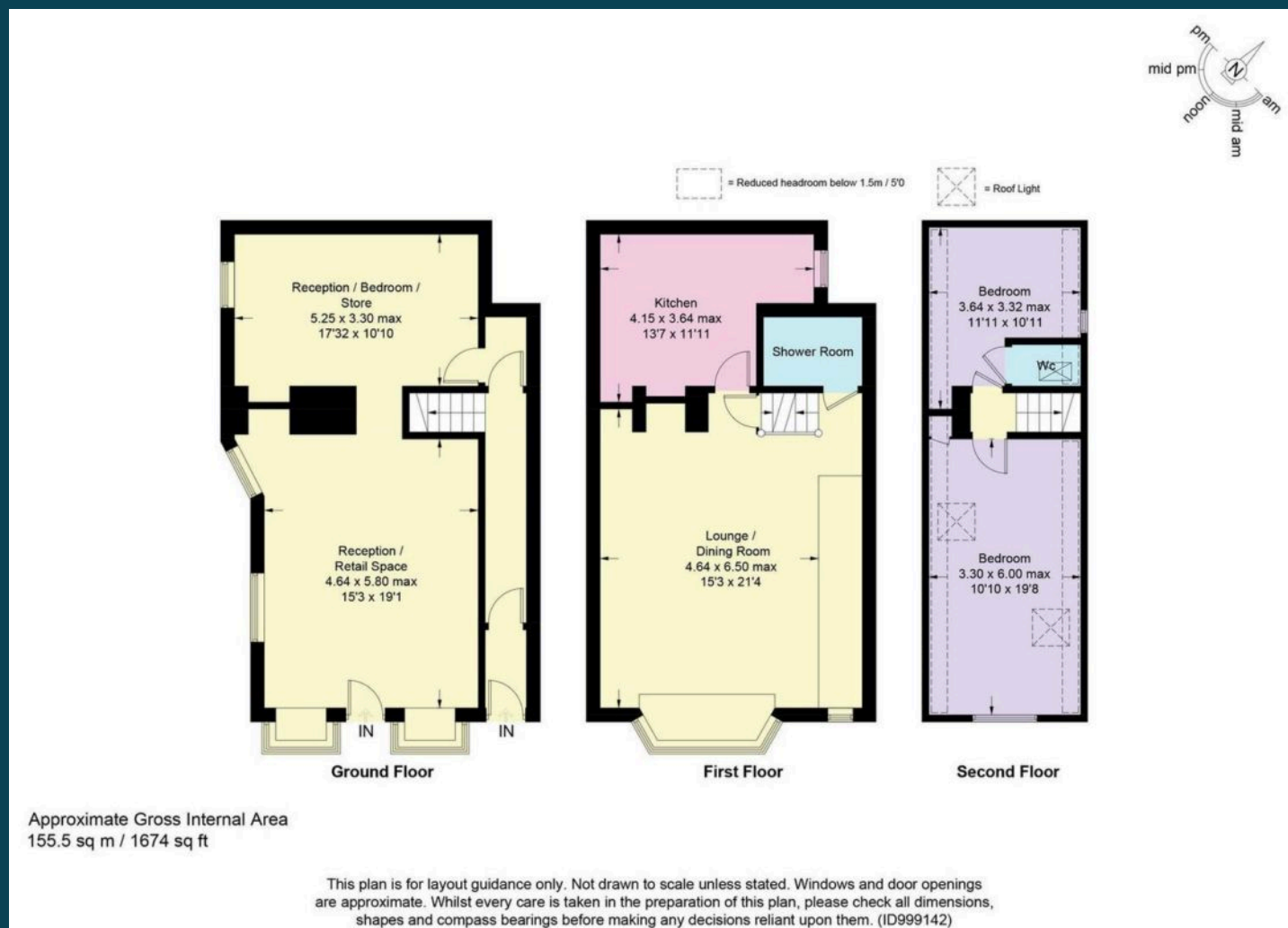
For those who favour walks over immaculately mowed fairways and manicured greens, there's the Royal Cinque Ports and Walmer & Kingsdown golf clubs.

Royal St George's, Sandwich (which has hosted 15 Open Championships, dating back to 1894) is less than a 20-minute drive away.

Its coastal location means you or your Airbnb guests may want to use it as a base for foreign day trips. Both the port at Dover and the Eurotunnel terminal at Folkestone are only a short drive away.

This is a spacious and versatile period property that's in a great seafront location.

You may be looking to develop the property into the perfect place to enjoy a slower pace of life by the sea, or you might be thinking more about a convenient home away from home.





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Commercial & Residential Deal Seafront Landmark with versatile layout and plenty of options. It currently consists of a ground floor retail shop and a two storey apartment with its own access.

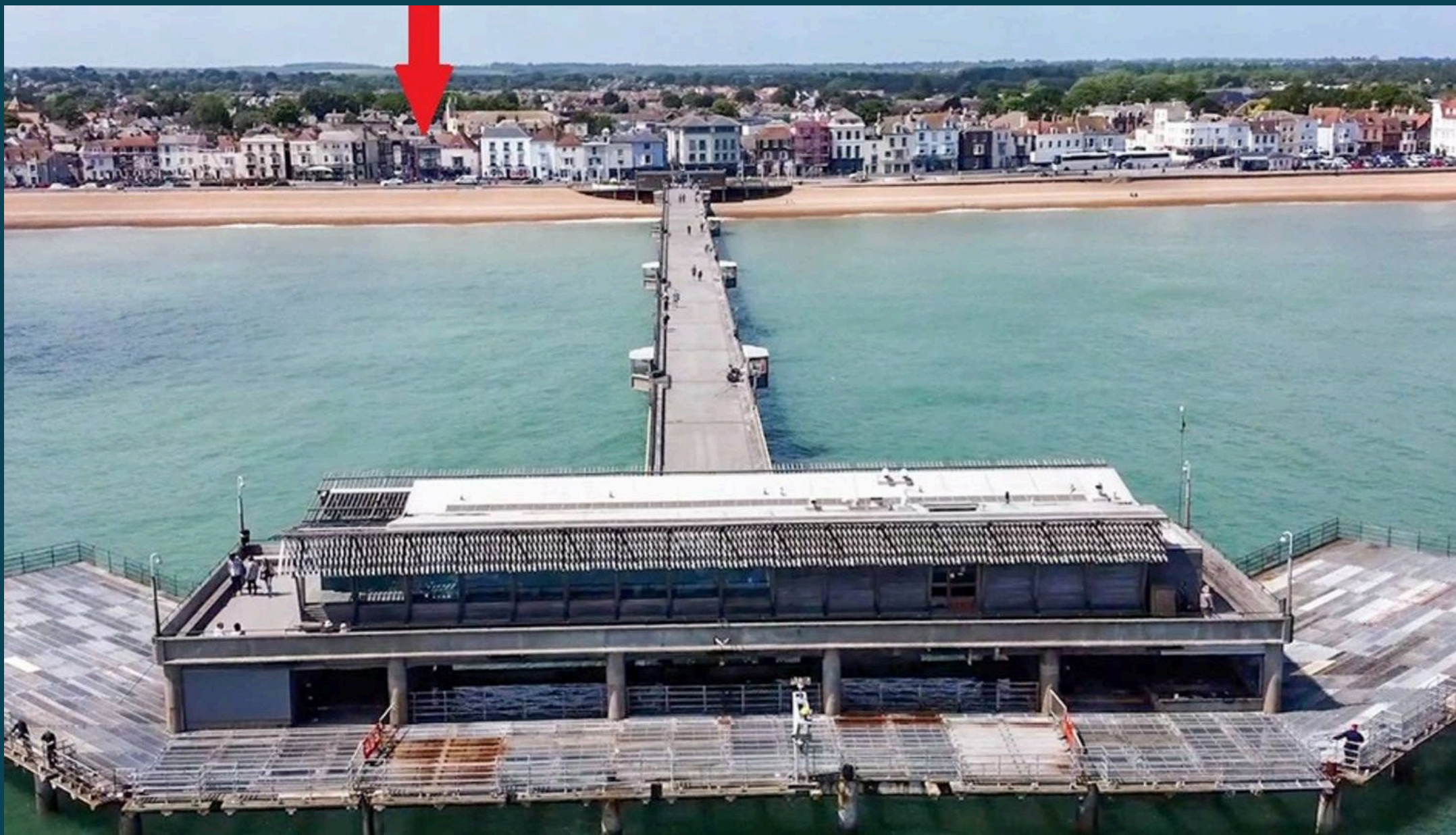
- CHAIN FREE
- Ground floor retail opportunity
- Premier Location
- 2 storey 2 bed apartment with separate access
- Spectacular sea views
- Opposite the Beach & Historic Pier
- Versatile 3 storey layout
- Great Transport Links to London

It's less than 90 minutes from London. That could be handy for you but also gives access to millions of potential guests looking for a convenient coastal getaway.

And don't forget you would then have your very own seaside getaway at your disposal, whenever you fancy a quiet weekend away...

... there's every chance you could fall head over heels in love with this property and what it could do for you!

Will you work and live here? Will you live here and rent out the shop? Will you convert the shop into accommodation? Will you create a holiday let business? Or are you an investor purely looking for a long-term commercial investment? If you're already buzzing with excitement and ideas you don't want to miss out on the chance to see it for yourself! All viewings are strictly by appointment, so please contact me to arrange your tour and to chat through your plans.



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