



**25 Beach Street, Deal**

Guide Price £750,000





# 25 Beach Street

Deal, Kent

## Property Description

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

This is your chance to purchase a charming and characterful period residential property, with a commercial element on Deal Seafront which has a history dating back hundreds of years.

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

## 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

So here are your options:

- Live in and run your business from the ground floor outlet.
- Live in and rent out the shop to bring in additional income.

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.

This unbeatable, prominent position will give any business high exposure, looking to serve locals and tourists on the seafront, opposite the historic pier.

Alternatively, you could:

- Run your business from the ground floor and rent out the accommodation, either as a (BTL) Buy to Let or (FHL) Holiday Let which would also provide you with your very own seaside getaway!
- Rent out both areas of the property with a potential of 13.3% + ROI

If you decide to enter the lucrative holiday let market to take advantage of the UK 'staycation' boom, it will attract a premium rate all year round.





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### STEP INSIDE – 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.

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

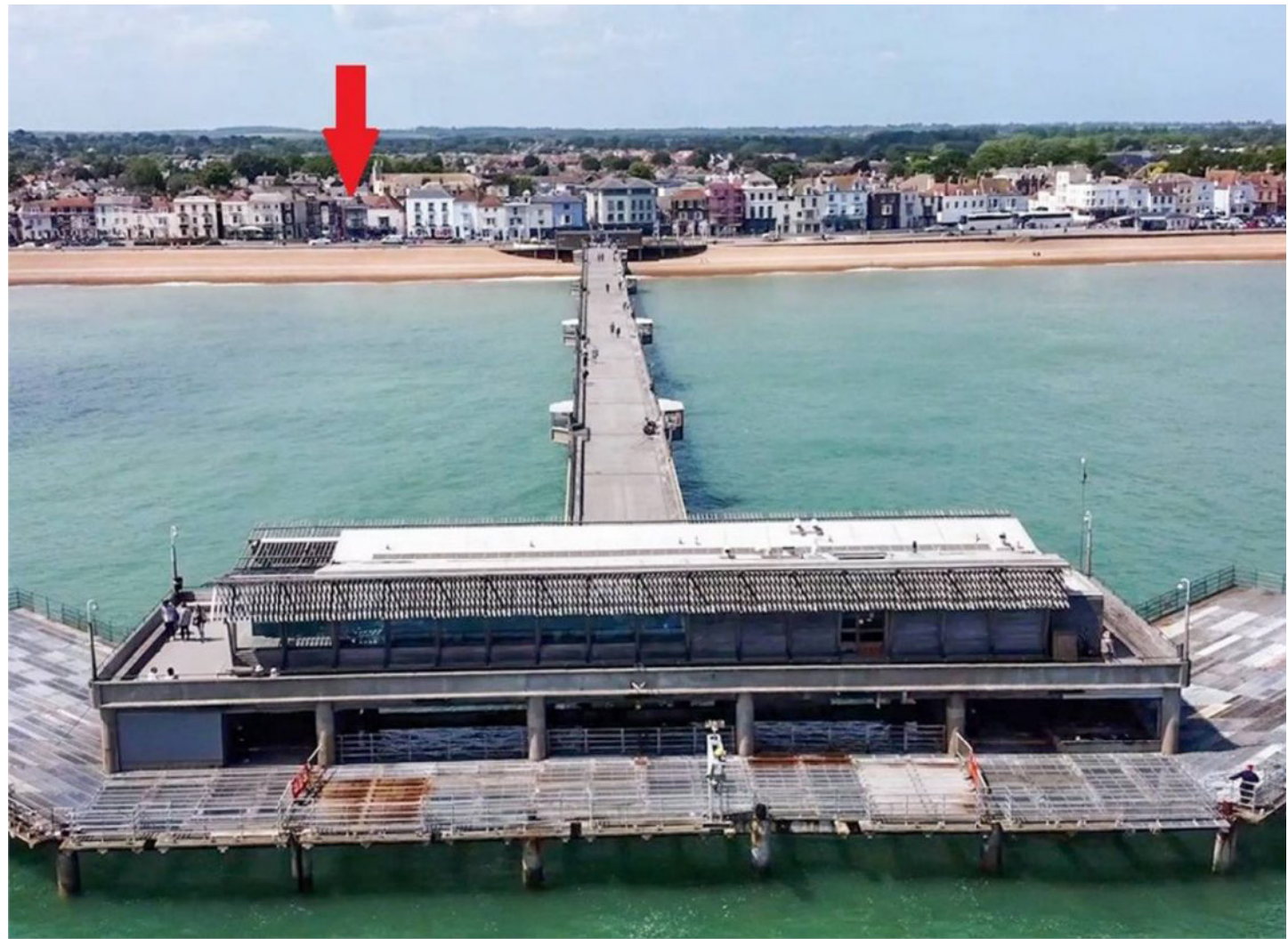
The kitchen at the rear is homely and welcoming, combining the best of old and new. And there's plenty of space for a dining table or perhaps a kitchen island.

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.

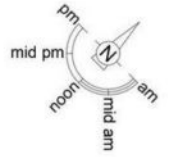
For those who favour walks over immaculately mowed fairways and manicured greens, there's the Royal Cinque Ports and Walmer & Kingsdown golf clubs.

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.



Approximate Gross Internal Area  
155.5 sq m / 1674 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID999142)





## 25 Beach Street

### Deal

Residential & Commercial Deal Seafront Landmark with versatile layout and plenty of options. A two storey apartment with its own access and ground floor shop.

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

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.





## Nested Deal

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01304 251425 • [amanda.gage@nested.com](mailto:amanda.gage@nested.com) • Please get in touch today so we can discuss the full ROI opportunities and arrange your private viewing. Holiday let consultancy is also available if you are new to the industry and not sure where to start.

