



FINN'S

since 1865

ALFRED SQUARE

Alfred Square, Deal, Kent, CT14 6LS

finns.co.uk

Alfred Square

Deal, Kent, CT14 6LS

Guide Price £475,000

Freehold

Nestled within the idyllic conservation area of coastal Deal, this rarely available development property offers the opportunity to create your very own grand designs!

Having been in operation as 'The Saracens Head' public house for many years, this historical commercial building has now been granted planning permission for a change of use and conversion to a residential dwelling. The building has been cleared of commercial contents/ fittings, and made ready for the prospective owners to begin the renovation to a residential house.

Arranged over three floors, the proposed conversion would feature various reception rooms, a kitchen/ breakfast room, four generous bedrooms, and two bathroom facilities. External the property offers a private courtyard garden with the potential to add off-road parking to the rear.

Situated along the southeastern English coastline, Deal, Kent, is a charming seaside town steeped in history dating back to the 11th century. Once a bustling port and strategic defence outpost, it now welcomes visitors with its cobbled streets, Tudor architecture, and vibrant seafront promenade. Modern amenities, including cafes, pubs, and shops, cater to locals and tourists alike. With excellent transport links to London and beyond, Deal is easily accessible for day trips or longer stays, inviting visitors to explore its timeless coastal allure.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Reception Area
Toilet Block 1
Toilet Block 2
Store Room 1
Store Room 2

Second Floor

Bedroom 1
Store

External
Courtyard Garden

First Floor

Kitchen
Store
Bedroom 2
Bedroom 3

Agents Notes: This property is located within a conservation area.

Planning: Planning Ref: No: 23/01128. Decision: Grant Planning Permission.

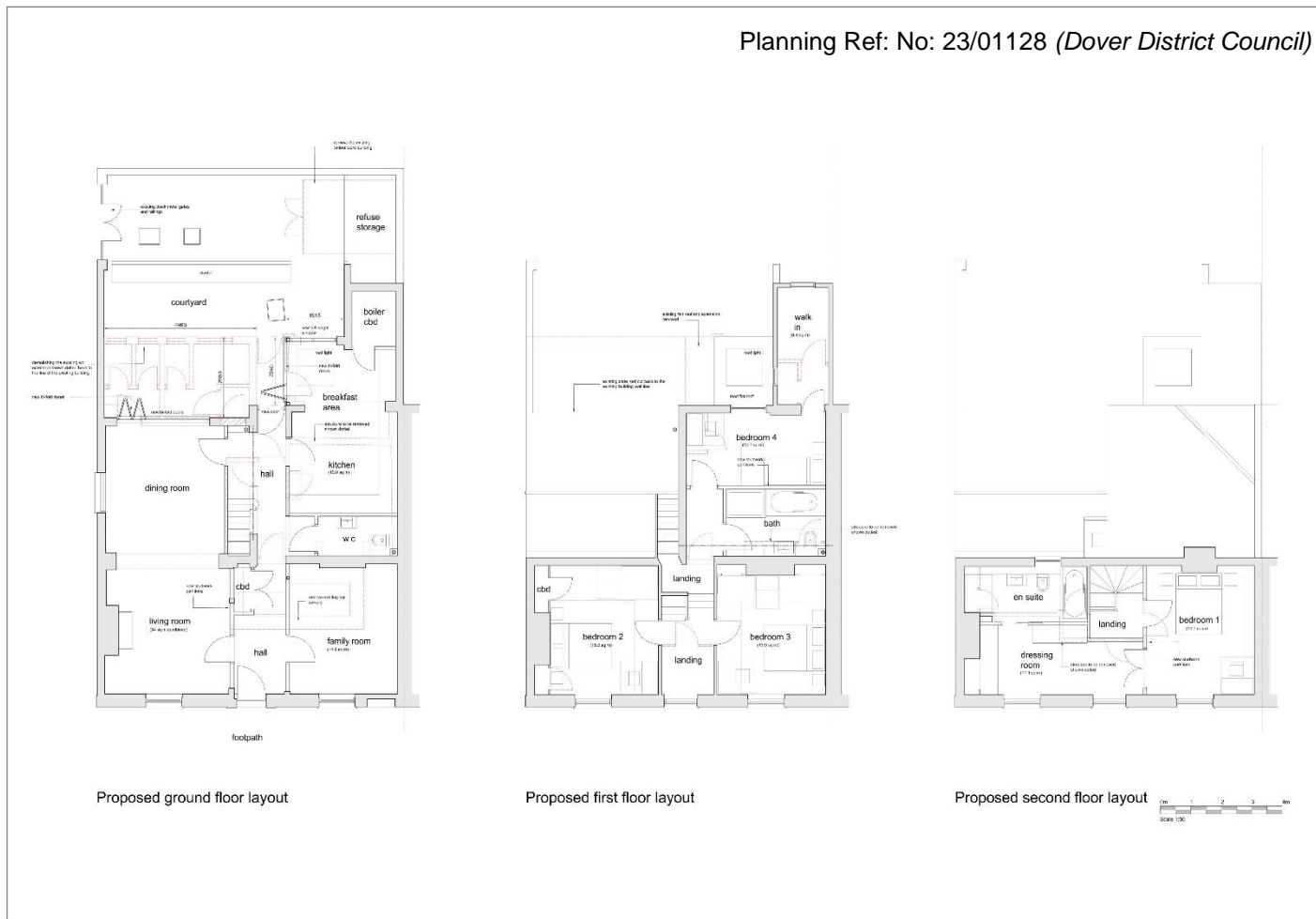
Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band B (District Council)

Energy rating: Current 56 | D. Potential 74 | C.

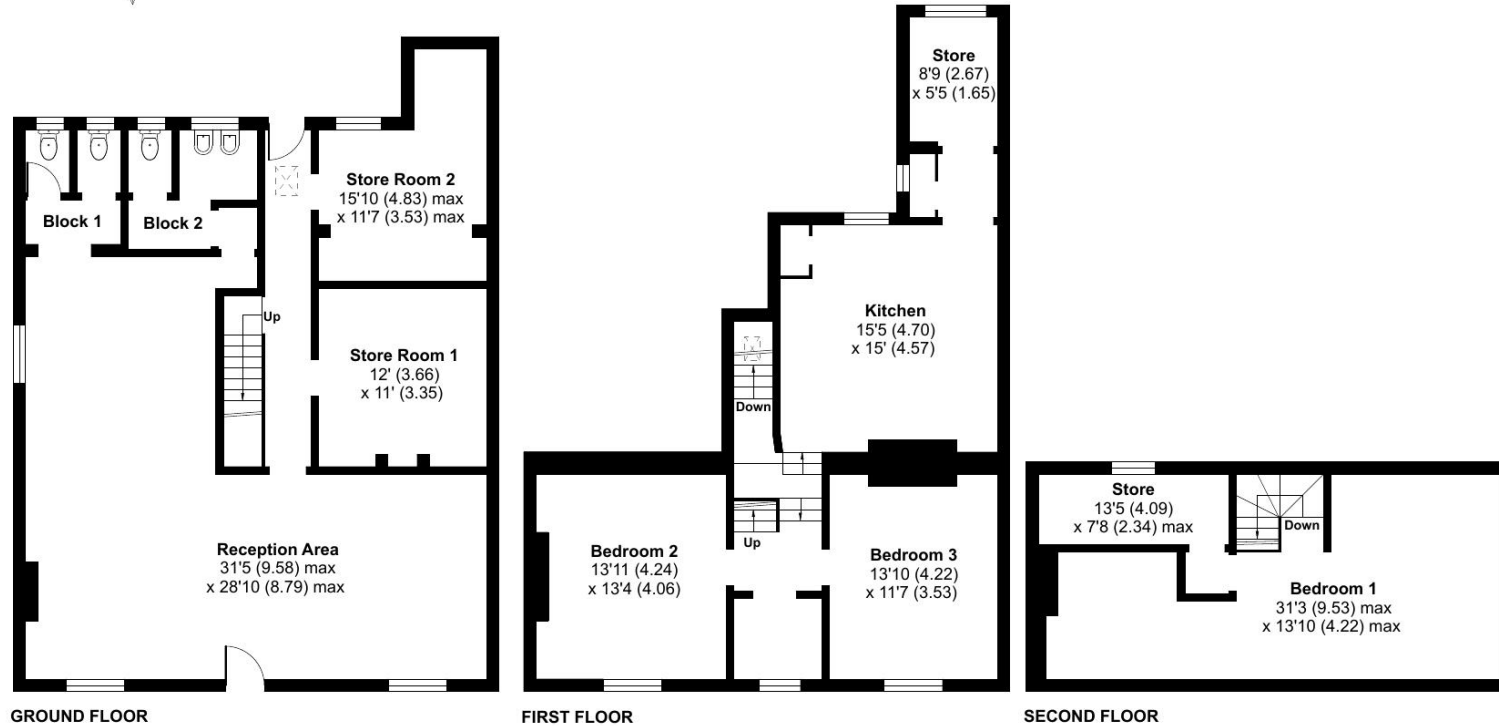
Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

Planning Ref: No: 23/01128 (Dover District Council)



Approximate Area = 2447 sq ft / 227.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Finns. REF: 1107781

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

