



35 Beach Street
Deal | Kent | CT14 6HY

FINE & COUNTRY



Step inside

35 Beach Street

Whether you are looking for a permanent home or a fascinating seaside holiday and weekend retreat, location is always the number one priority and this unusual property is in the ultimate position. It is located along Deal seafront, just opposite the famous pier with uninterrupted sea views, but less than a minute's walk from the town centre along the adjacent alleyway.

This charming Grade II listed Georgian townhouse was originally built in 1726 and is full of historic character with wonderful period features including sash windows, exposed beams and fireplaces. It also has an attached cottage at the rear that makes an excellent annex for family members or as a holiday let. The house is accessed through the front door that opens directly into the delightful and spacious lounge/diner with exposed ceiling beams, wood flooring and two brick fireplaces including one with a log burner in the seating area.

There are stairs to the first floor, steps down to the cellar, fitted cupboards and a brick archway to the kitchen. This has a range cooker and units with stand-alone appliances and a large hatch to the dining area as well as a cloakroom and French doors to a fascinating courtyard. This is partially covered and includes a cast iron fireplace, a utility and boiler cupboard, storage facilities, a period rear door with access to the alleyway and the annexe as well steps up to a delightful covered and decked balustraded balcony. The large brick cellar could be converted into a cinema, games room or offices, subject to the appropriate planning permissions.

On the first floor off the galleried landing there is the main bedroom with a feature brick wall and fireplace as well as steps up to a multi-pane door leading to the decked balcony where you can happily sip your morning coffee. The bedroom includes an exposed central beam, built in wardrobes and an ensuite bathroom with bath, a separate shower and an airing cupboard. This floor also features another large double bedroom, currently used as a light and bright study with two sash windows providing superb views to the pier, the beach and the sea. Stairs, with a feature brick wall, lead up to the second floor where you will find a galleried landing with loft access and a shower room servicing two partially vaulted ceiling double bedrooms including one with far reaching sea views

The pine front door of the adjacent annexe opens into a small hallway with a built in pine cupboard, a door to the living room and an archway to the kitchen with units incorporating a cooker and other stand-alone appliances. The living room has half height panelling, a painted beam ceiling, sash windows and pine stairs to the fabulous first floor annexe bedroom with a vaulted and beamed ceiling and an ensuite shower room.





Seller Insight

I have actually lived in Deal for the past 55 years and in this charming house for many years but I now feel it is time to downsize. I have always loved the town with its plethora of quaint streets, period properties, excellent restaurants including the Dining Club, The Blue Pelican and Little Harriet's tea rooms and a raft of attractive independent shops as well as the Saturday market and the seafront with its historic pier. Indeed living opposite the pier I thoroughly enjoy watching the people passing by and the activities on the pier and the beach as well as being able to stroll to the shops in a minute.

For sporting aficionados there are a number of clubs available in Deal and Walmer including rugby, bowls, tennis and croquet as well as the Tides swimming pool complex, the Downs Sailing club and the rowing club. While for golfing enthusiasts the Royal Cinque Ports and Kingsdown and Walmer golf clubs might beckon or, if you want to go slightly further afield, there are the championship golf courses in Sandwich.

*There are excellent primary schools in the area including Warden House, rated Outstanding by Ofsted, while excellent grammar schools are available in Dover, Sandwich, Ramsgate and Canterbury with first class private schools in Dover, Ramsgate and Canterbury. These are easily accessible by train from Deal station, which is only a short walk from the property. The station is also useful for commuters as the fast train can whisk you to London in under an hour and a half and if you want a trip to the Continent there is easy access to Dover docks and the Channel Tunnel.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel

Deal Station	0.3 miles
Dover Docks	9.8 miles
Channel Tunnel	19.9 miles
Canterbury	17.8 miles
Charing Cross	84.0 miles
Gatwick	86.2 miles

By Train from Deal	
St. Pancras	1hr 28 mins
Charing Cross	2hr 03 mins
Victoria	1hr 51mins
Dover Priory	18 mins
Sandwich	6 mins
Canterbury West	59 mins

Leisure Clubs & Facilities

Downs Sailing Club	01304 361932
Deal and Betteshanger Rugby Club	01304 365892
Deal Bowling Club	01304 374701
Dover Athletic Football	01304 822373
Walmer and Kingsdown Golf Club	01304 373256
Royal Cinque Ports Golf Club	01304 374007
Royal St. George's Golf Club	01304 613090

Prince's Golf Club
Tides Leisure centre

Healthcare

The Balmoral Surgery
The Cedars Surgery
St Richards Road Surgery
Buckland Hospital

Education

Primary Schools:
Warden House
The Downs Primary
Deal Parochial School
Dover College Junior

Secondary Schools:

Dover Grammar School for Boys
Dover Grammar School for Girls
Sir Roger Manwood's Grammar
Dover College
Duke of York's Military School
Kings School Canterbury
St Edmunds

ANNEXE

01304 611118
01304 373399

01304 373444
01304 873341
01304 369777
01304 222510

01304 375040
01304 372486
01304 374464
01304 205969

01304 206117
01304 206625
01304 610200
01304 205969
01304 245024
01227 595501
01227 475000

Kent College
St Lawrence Senior
King's School, Canterbury
Kent College
St Edmunds

Entertainment

Dunkerleys Hotel
The Royal Hotel
Victuals and Co
The Dining Club
81 Beach Street
Little Harriet's tearooms
The Blue Pelican

Local Attractions / Landmarks

Walmer Castle
Deal Castle
The White Cliffs of Dover and Samphire Hoe
Betteshanger Country Park
Deal Pier
Knights' Templar Church, Dover
Saturday market Deal

01227 763231
01843 808080
01227 595501
01227 763231
01227 475000

01304 375016
01304 375555
01304 374389
01304 373569
01304 368136
01304 369748
01304 783162

Split Level Ground Floor Inc. Annexe
Approx. 79.2 sq. metres (852.2 sq. feet)



First Floor Inc. Annexe
Approx. 60.8 sq. metres (654.9 sq. feet)



Second Floor
Approx. 51.4 sq. metres (552.4 sq. feet)



Basement
Approx. 38.1 sq. metres (409.8 sq. feet)



GROUND FLOOR

Lounge/Diner	27'2 x 12'6 (8.29m x 3.81m)
Kitchen	15'11 x 5'6 (4.85m x 1.68m)
Cloakroom	

BASEMENT

Cellar	26'9 x 11'11 (8.16m x 3.63m)
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FIRST FLOOR

Landing	
Main Bedroom	14'4 x 12'3 (4.37m x 3.74m)
En Suite Bath/Shower Room	
Terrace	9'0 x 9'0 (2.75m x 2.75m)
Bedroom 2	12'6 x 11'3 (3.81m x 3.43m)

SECOND FLOOR

Landing	
Bedroom 3	12'0 x 10'3 (3.66m x 3.13m)
Bedroom 4	12'0 x 10'3 (3.66m x 3.13m)
Shower Room	

OUTBUILDING GROUND FLOOR (Primrose Cottage, 35a)

Annexe Kitchen	8'8 x 8'4 (2.64m x 2.54m)
Annexe Living Room	13'10 x 12'2 (4.22m x 3.71m)

OUTBUILDING FIRST FLOOR (Primrose Cottage, 35a)

Annexe Bedroom	12'3 x 10'9 (3.74m x 3.28m)
Annexe Shower Room	

OUTSIDE

Courtyard Garden

EPC Exempt
Council Tax Band: E
Tenure: Freehold

Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

