



61 Victoria Road
Deal | Kent | CT14 7AY

FINE & COUNTRY

Step inside

61 Victoria Road

Only a few minutes' walk from Deal town centre and directly opposite Deal Castle and the seafront, is this very elegant four storey Victorian townhouse. Not only is it in a wonderful location but it is also set well back from the road with a large front garden and has the added bonus of a double garage and off road parking for two cars. This is accessed from Hope Road at the rear of the property and, having your own parking facility, is a great advantage in this part of Deal.

Although the property has been sensitively modernised, it retains many original and period features including bay and sash windows, high ceilings, wood flooring, attractive cornicing and coved ceilings, dado and picture rails, high skirtings, beautiful ceiling roses and the original staircase as well as fireplaces in many of the rooms.

The house is approached via a wrought iron pedestrian front gate with a long path leading to steps up to the entrance. The path is bordered by hedging, the front lawn and shrub beds that back onto a brick wall. The period front door opens into a long hall with access to a shower room and the very elegant and open plan lounge and sitting room, currently two rooms with two beautiful marble surround cast iron fireplaces, a bay window with views towards the sea and the castle and original folding doors between the two areas so you can close them off have it open and double aspect. This is great for parties when the folding doors are open but when they are closed you can enjoy a cosy space while watching TV or reading a book.

On the lower ground floor there is a cloakroom and a well-proportioned dining room with a bay window, a fireplace flanked by half height cupboards, additional period features and external French doors to the front of the property. Next door is the large contemporary kitchen with attractive slate flooring, a Rangemaster cooker and shaker style units with granite worktops incorporating a dishwasher while the adjacent utility room includes stand-alone appliances, a new tank and boiler cupboard as well as a door to the rear garden.

The half landing leading to the first floor includes a walk-in store cupboard that could always be converted into a shower/cloakroom, while the first floor landing has access to a single bedroom and two double bedrooms. One double has fitted shelving and a bay window with sea views and the other has a fireplace and a fitted cupboard.

The split level second floor has a cloakroom half-way up the stairs while the landing is large enough to have a seating area and includes access to the insulated and boarded attic. There is a fabulous contemporary bathroom with a large bath, separate shower and vanity basin as well as a very large double bedroom with fitted wardrobes and views over the rear garden and a second double with lovely views to the sea and glimpses of the castle through the trees.

The easily maintained rear garden includes a large patio for outdoor entertaining and a lawn surrounded by shrub borders with a pathway leading to the rear gate, the double garage and parking area.





Seller Insight

“ I love Deal 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.

As the house is only a short stroll from the high street and even closer to the seafront, we have access to all these facilities without having to take the car out. However, even though we are so close to the town centre, because our home is so far back from the road, it is very quiet and peaceful. We have lived here for over 20 years and have always loved the character of our home. Although we have updated it to be comfortable for modern day living, we have retained all the wonderful period features that make it so special. It will be a wrench to leave but it is time to downsize.

As far as education is concerned 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 an eight minute 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.

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 leisure centre, 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.*

* 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

| | |
|----------------|----------------------------------|
| By Road: | |
| Deal Station | 0.6 miles (0.4 miles walking) |
| Dover Docks | 9.5 miles |
| Channel Tunnel | 19.8 miles |
| Canterbury | 17.6 miles |
| Charing Cross | 83.7 miles |
| Gatwick | 86.6 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 | 01304 611118 |
| Tides Leisure centre | 01304 373399 |

Healthcare

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

Education

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

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|--------------|
| 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 |
| 01227 763231 |
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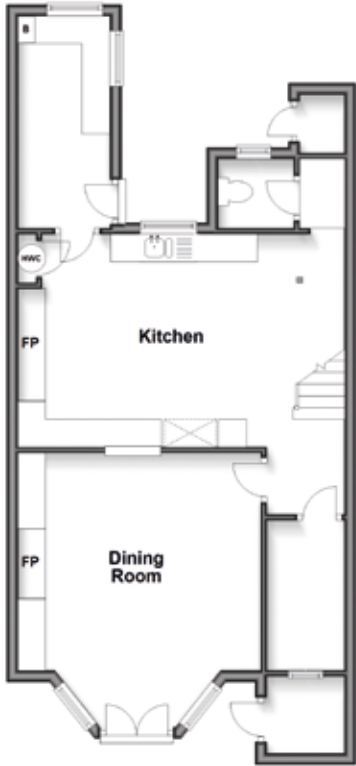
Entertainment

| | |
|---------------------------|--------------|
| Dunkerleys Hotel | 01304 375016 |
| The Royal Hotel | 01304 375555 |
| Victuals and Co | 01304 374389 |
| The Dining Club | 01304 373569 |
| 81 Beach Street | 01304 368136 |
| Little Harriet's tearooms | 01304 369748 |
| The Blue Pelican | 01304 783162 |

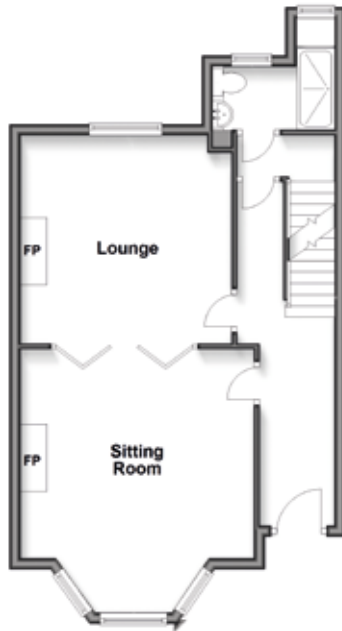
Local Attractions / Landmarks

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

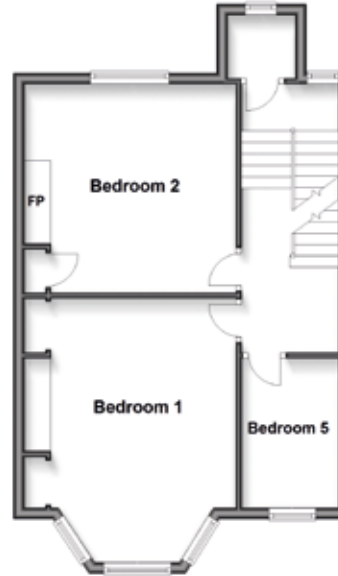
Lower Ground Floor
Approx. 60.4 sq. metres (650.4 sq. feet)



Ground Floor
Approx. 50.9 sq. metres (548.2 sq. feet)



Split Level First Floor
Approx. 50.0 sq. metres (538.3 sq. feet)



Split Level Second Floor
Approx. 47.8 sq. metres (514.2 sq. feet)



Outbuilding
Approx. 27.0 sq. metres (290.4 sq. feet)



GROUND FLOOR

| | |
|---------------|-----------------------------|
| Entrance Hall | |
| Shower Room | |
| Sitting Room | 15'7 x 14'1 (4.75m x 4.30m) |
| Lounge | 12'7 x 11'9 (3.84m x 3.58m) |

LOWER GROUND FLOOR

| | |
|--------------|------------------------------|
| Cloakroom | |
| Rear Lobby | |
| Kitchen | 17'0 x 12'2 (5.19m x 3.71m) |
| Utility Room | 13'4 x 5'5 (4.07m x 1.65m) |
| Dining Room | 14'1 x 12'10 (4.30m x 3.91m) |

SPLIT LEVEL FIRST FLOOR

| | |
|------------|------------------------------|
| Landing | |
| Bedroom 1 | 16'1 x 11'4 (4.91m x 3.46m) |
| Bedroom 2 | 12'11 x 12'8 (3.94m x 3.86m) |
| Bedroom 5 | 9'7 x 6'0 (2.92m x 1.83m) |
| Store Room | |

SPLIT LEVEL SECOND FLOOR

| | |
|------------------|-----------------------------|
| Landing | |
| Cloakroom | |
| Bedroom 3 | 12'4 x 11'4 (3.76m x 3.46m) |
| Bedroom 4 | 13'4 x 9'3 (4.07m x 2.82m) |
| Bath/Shower Room | 9'2 x 8'1 (2.80m x 2.47m) |

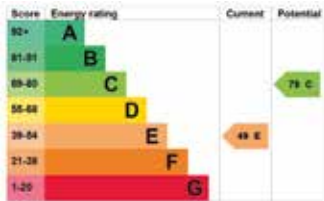
OUTSIDE

Rear Garden
Front Garden
Driveway

OUTBUILDING

| | |
|---------------|-----------------------------|
| Double Garage | 20'0 x 16'8 (6.10m x 5.08m) |
|---------------|-----------------------------|

Council Tax Band: D
Tenure: Freehold



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