



55 The Marina
Deal | Kent | CT14 6NP



Step inside

55 The Marina

Whether you want a permanent home or a delightful seaside holiday and weekend retreat, location is always important and this charming property has it all. Uninterrupted sea views along Deal seafront, a very low maintenance garden, a carport/party space and off road parking for two cars as well as a very attractive Victorian/early Edwardian house that has instant kerb appeal with its bay window and a first floor balcony providing panoramic sea views. While internally, although it has been very sensitively modernised, there are still an array of charming period features including high ceilings, fireplaces, picture rails, panelled doors, the original staircase, cornicing and ceiling roses.

There is usually plenty of parking available along the seafront adjacent to the house where you will find the main entrance, which is accessed via a pathway flanked by a brick wall and front garden leading to the period front door. This opens into a lobby with an inner glazed door to the hallway that includes a large understairs cupboard and stairs to the upper floors as well as steps down to the kitchen and dining area. A delightful and well-proportioned sitting room features the large bay window with views to the sea and a delightful cast iron fireplace with an impressive mantle, inset tiles and a remote controlled flame effect gas fire. While next door is a charming snug/office that also includes a cast iron fireplace with inset tiles and a remote control gas fire flanked by fitted cupboards.

The contemporary kitchen includes a range cooker and attractive cream coloured shaker style units, space for a dishwasher and American style fridge freezer as well as a large walk-in pantry with laundry facilities, views over a courtyard area and an open archway to a cloakroom and the high vaulted ceiling dining area with crossbeams, Velux style windows and French doors to the upper rear terrace with its automatic awning.

There is no possibility that you would ever need to queue for the bathroom in this house. On the half landing there is a single bedroom with a fitted cupboard and an adjacent family shower room, while on the first floor there is a double bedroom with a fireplace, a fitted cupboard and an ensuite shower room and the main bedroom suite. This consists of a good sized double bedroom with built in wardrobes, a contemporary ensuite bathroom as well as French doors to the balcony where you can sip your morning coffee enjoying the far-reaching views round to Ramsgate or Dover while on a clear day you can also see the Goodwin Sands and the twinkling lights of Calais. As if that was not enough, on the second floor there is hall cupboard, a large bedroom with space for a seating or study area with eaves storage and a bathroom with a bath and separate shower - an ideal spot for a teenager wanting a bit of privacy and independence.

For anyone who enjoys outdoor entertaining but doesn't want to spend too much time gardening, the rear garden area is a dream. There are two tiers of Indian sandstone terracing leading down to a block paved driveway where you can park one car. There is the pergola style trellised car port that can also make an excellent space for parties and barbecues and three useful garden storage sheds, raised vegetable and shrub beds. While double gates to the rear lead to an off road parking space and direct access to Sandown Road.





Seller Insight

“ I moved here from London some years ago and absolutely love it but feel that it is time for me to downsize. During my time here I have updated the property to be easy to maintain by re-designing the rear garden and installing French doors to the terrace and to the balcony so the views can be better enjoyed.

Deal is a delightful 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. Although where I live is easy to park as well as being quiet and peaceful it is only half a mile to the town centre.

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 world famous 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 mile 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

By Road:	
Deal Station	1.0 miles
Dover Docks	10.6 miles
Channel Tunnel	20.6 miles
Canterbury	22.3 miles
Gatwick	87.6 miles
Charing Cross	84.7 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

The Balmoral Surgery	01304 373444
The Cedars Surgery	01304 873341
St Richards Road Surgery	01304 369777
Buckland Hospital	01304 222510

Education

Primary Schools:	
Warden House	01304 375040
The Downs Primary	01304 372486
Deal Parochial School	01304 374464
Dover College Junior	01304 205969

Secondary Schools:	
Dover Grammar School for Boys	01304 206117
Dover Grammar School for Girls	01304 206625
Sir Roger Manwood's Grammar	01304 610200
Dover College	01304 205969
Duke of York's Military School	01304 245024
Kings School Canterbury	01227 595501
St Edmunds	01227 475000
Kent College	01227 763231
St Lawrence Senior	01843 808080
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000

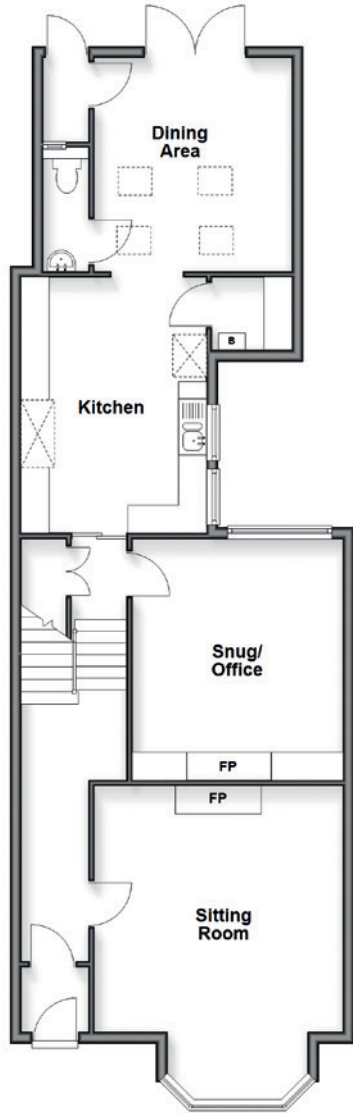
Entertainment

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

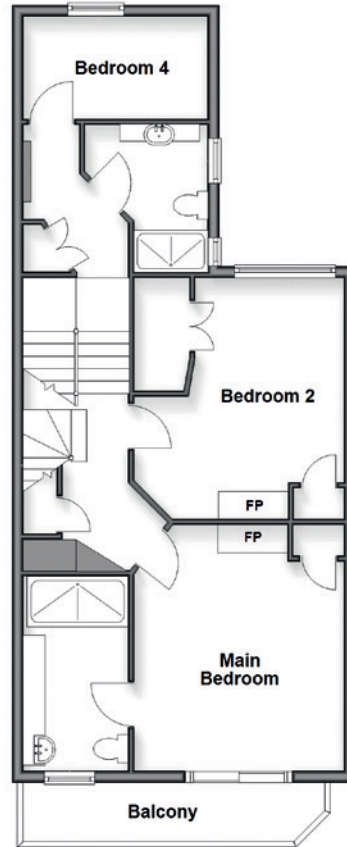
Local Attractions / Landmarks

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

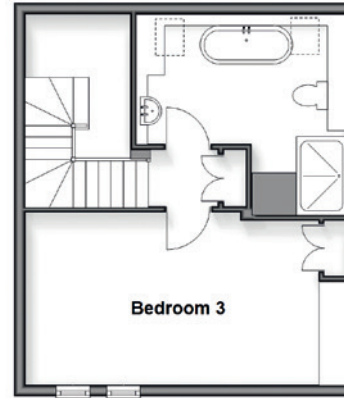
Split Level Ground Floor
Approx. 87.1 sq. metres (937.1 sq. feet)



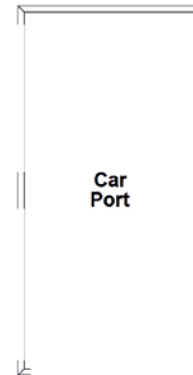
First Floor
Approx. 65.4 sq. metres (704.1 sq. feet)



Second Floor
Approx. 37.8 sq. metres (406.7 sq. feet)



Outbuilding
Approx. 0.0 sq. metres (0.0 sq. feet)



SPLIT LEVEL GROUND FLOOR

Porch	
Hallway	
Sitting Room	18'5 x 14'7 (5.62m x 4.45m)
Cloaks Cupboard	
Snug/Office	
Kitchen	15'0 x 11'0 (4.58m x 3.36m)
Utility Cupboard	5'7 x 4'3 (1.70m x 1.30m)
Dining Area	14'1 x 12'3 (4.30m x 3.74m)
Cloakroom	
Rear Porch	

SPLIT LEVEL FIRST FLOOR

Landing	
Main Bedroom	14'5 x 12'3 (4.40m x 3.74m)
En Suite Shower Room	
Balcony	17'2 x 3'1 (5.24m x 0.94m)
Bedroom 2	14'1 x 12'3 (4.30m x 3.74m)
Walk In Wardrobe	
Shower Room	8'7 x 7'5 (2.62m x 2.26m)
Bedroom 4	11'0 x 6'4 (3.36m x 1.93m)

SECOND FLOOR

Landing	
Bedroom 3	18'6 x 10'2 (5.64m x 3.10m)
Bathroom	12'8 x 9'3 (3.86m x 2.82m)

OUTSIDE

Front Garden
Rear Garden
Driveway
Car Port
Sheds x2
Bin Store

Council Tax Band: D
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		92 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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