



14 Coppin Street  
Deal, CT14 6JL  
£375,000

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# 14 Coppin Street

Deal

A most attractive Grade II listed Georgian cottage, exuding character and charm, located within the Middle Street Conversation area, just a stone's throw from the seafront.

## Situation

Coppin Street runs from Middle Street to the seafront and is a picturesque and highly sought after location at the heart of Deal's Conservation Area; a neighbourhood characterised by narrow streets running up to the seafront, renowned for being awash with smugglers from as early as the 17th Century. The property is ideally located just a stroll from the high street, beach and all Deal has to offer. This traditional coastal town has a twist of the creative scene and a flourishing local community. It boasts an award winning high street with a pleasing mix of individual shops, restaurants, inns and cafes. It also has an attractive pebble seafront, Grade II Listed pier and historic Tudor Castle. There is an ideal opportunity for many outdoor pursuits together with a two mile promenade perfect for cycling and walking. The mainline railway station is a short walk away, and offers a regular service via the high speed Javelin link to London St Pancras.

master enjoys access onto the private south facing roof terrace overlooking the neighbouring rooftops. Overflow accommodation in the form of a converted attic room provides a carpeted and heated space with lighting installed.

## Outside

There is a South facing roof terrace with attractive views overlooking the rooftops. Residents and visitor parking permits are available from Dover District Council.

## Services

All mains services are connected to the property.

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

## Tenure

Freehold

## Current Council Tax Band: C

## EPC Rating: D

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

## The Property

Number 14 is excellently positioned within the well regarded Middle Street Conservation Area just metres from the seafront offering one of a kind accommodation arranged over three floors with original features in keeping with its period and charm. Upon entering you are welcomed into the spacious sitting room with large sash window to front, original wood panelling and spectacular centralised cast iron fireplace with door leading to a convenient utility/study room. Stairs from the sitting room lead down to the kitchen/diner which is of a considerable size with farmhouse style units, ample storage, beautiful wooden beams and window allowing for natural light. The first floor comprises of a family bathroom and two bedrooms, whereby the

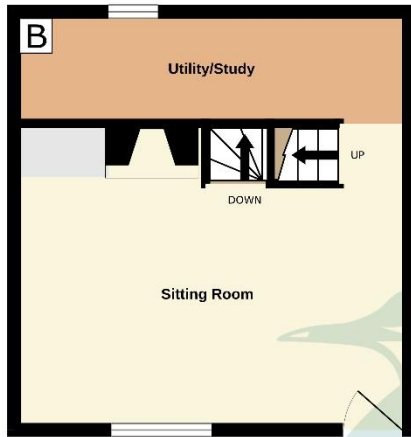




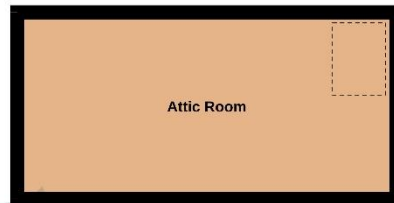


To view this property call Colebrook Sturrock on **01304 381155**

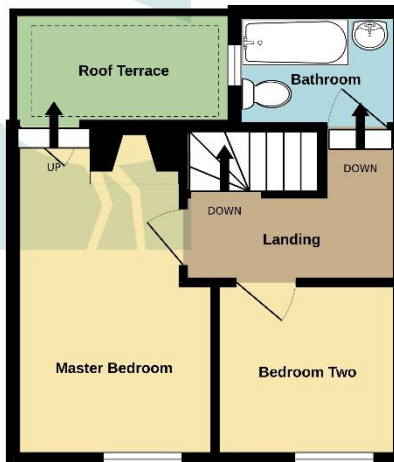
Ground floor  
285 sq.ft. (26.5 sq.m.) approx.



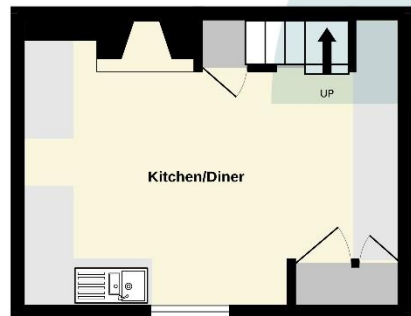
Second floor  
125 sq.ft. (11.6 sq.m.) approx.



First floor  
254 sq.ft. (23.6 sq.m.) approx.



Lower ground floor  
194 sq.ft. (18.0 sq.m.) approx.



**TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Sitting Room

16' 8" x 10' 1" (5.08m x 3.07m)

### Utility/Study

16' 8" x 4' 9" (5.08m x 1.45m)

### Kitchen/Diner

16' 4" x 10' 2" (4.97m x 3.10m)

### First Floor Landing

### Master Bedroom

10' 9" x 8' 6" (3.27m x 2.59m)

### Bedroom Two

7' 10" x 7' 5" (2.39m x 2.26m)

### Bathroom

7' 0" x 4' 10" (2.13m x 1.47m)

### Roof Terrace

8' 6" x 5' 3" (2.59m x 1.60m)

### Attic Room

15' 10" x 7' 10" (4.82m x 2.39m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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