



13 Victoria Road
Deal, CT14 7AS
£840,000

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13 Victoria Road

Deal

A handsome Georgian townhouse within the centre of the town extending over four levels with enchanting private garden.

Situation

Victoria Road, steeped in history, once demarcated the boundary of the illustrious Naval Yard, separating it from the vibrant seafront. Originally, an enclave of high-class residences for the affluent residents of the town, it underwent a significant transformation after the naval yard's closure in 1863. This evolution heralded the birth of Victoria Town, marking the inception of Deal's first large-scale Victorian development. Today, this area is an integral part of the esteemed Conservation area of Deal. Nestled within this historic backdrop, Deal flourishes as a bustling seaside town, offering an array of amenities within easy reach. A leisurely stroll brings one to the quaint historic quarter, picturesque seafront, and the convenient train station boasting high-speed links to London St Pancras. Delightful eateries, charming cafes, independent boutiques, and vintage shops dot the streets, alongside a thriving community theatre and a vibrant weekly market, all contributing to the distinctive allure of this coastal gem.

charm and practicality of this remarkable residence. A front reception room to the first floor offers further versatile use of space as required.

Outside

Accessed through a pedestrian gate and a charming paved pathway, the enclosed front garden welcomes with its lush lawn and mature shrubs. A side access reveals the west-facing rear garden, offering a sense of seclusion within its embrace of period brick walls adorned with climbing plants, ornamental shrubs, and vibrant flowering borders. The verdant surroundings contribute to the tranquil ambience of this delightful outdoor space.

Services

All mains services are understood to be connected to the property.

Local Authority

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

Tenure

There is a flying freehold. The first and second floor overlaps the ground floor passageway of the neighbouring property.

EPC Rating: N/A

Current Council Tax Band: E

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.





To view this property call Colebrook Sturrock on [01304 381155](tel:01304381155)



TOTAL FLOOR AREA : 1791 sq.ft. (166.4 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
 14' 5" x 13' 3" (4.39m x 4.04m)

Dining Room
 11' 11" x 12' 6" (3.63m x 3.81m)

Kitchen/Breakfast Room
 18' 0" x 12' 0" (5.48m x 3.65m)

Cloakroom
 6' 0" x 2' 2" (1.83m x 0.66m)

Lower Ground Floor

Bedroom Four/Reception Room
 12' 6" x 12' 3" (3.81m x 3.73m)

First Floor
Drawing Room
 22' 7" max x 14' 5" (6.88m x 4.39m)

Bedroom One
 12' 5" x 12' 1" (3.78m x 3.68m)

Ensuite Bathroom
 9' 11" x 5' 8" (3.02m x 1.73m)

Second Floor
Bedroom Two
 13' 8" x 10' 1" (4.16m x 3.07m)

Bedroom Three
 9' 0" x 8' 8" (2.74m x 2.64m)

Shower Room
 9' 9" x 4' 5" (2.97m x 1.35m)



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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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