



79B Blenheim Road  
Deal, CT14 7DE  
£250,000

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# 79b Blenheim Road

Deal

A spacious first and second floor maisonette, conveniently located and being sold with no onward chain.

## Situation

A stone's throw from Deal Castle, Blenheim Road is conveniently located to the south of Deal town centre with the seafront and train station within easy reach. Deal is a traditional seaside town with a rich history, offering superb amenities and an award winning high street. There are numerous restaurants and cafes, a selection of lovely independent and vintage shops and a weekly market. This bustling town provides period charm and a thriving arts scene, together with a flourishing community theatre which also runs literary events, exhibitions and films. There are plenty of outdoor pursuits available locally, including sailing, rowing and sea angling along with a two mile promenade ideal for cycling and walking. The train station is also within walking distance and has high speed links to London St Pancras.

## The Property

No: 79 is a spacious light filled maisonette occupying the first and second floors of a handsome Victorian townhouse, conveniently located for the town centre, seafront and train station. This well maintained apartment boasts a share of the freehold and is being sold with no onward chain. From the entrance hallway stairs rise to the first floor where a good size landing enjoys ample storage and a useful laundry area which houses the gas boiler and has plumbing for a washing machine. To the front lies an elegantly proportioned sitting room with large bay window and characterful feature fireplace whilst the adjacent kitchen/dining room is fitted with a range of matching units and integrated cooking appliances. Towards the rear is a modern shower room and the first of three double bedrooms. To the second floor are two double bedroom suites both

enjoying ensuite facilities with a bathroom to bedroom one and shower room to bedroom two.

## Outside

The apartment has a small enclosed gravelled outside space to the front retained by a low brick wall with wrought iron gate and pathway leading to the private entrance. Restricted two hour on street parking is available as well as permit parking. Residents and visitors parking permits are available from Dover District Council.

## Services

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

## Local Authority

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

## Tenure & Maintenance

Share of Freehold  
Lease with 100 years remaining. (TBC)  
50/50 maintenance split with the ground floor apartment.

## Current Council Tax Band: B

## 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.



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

First floor  
719 sq.ft. (66.3 sq.m.) approx.

Second floor  
469 sq.ft. (43.2 sq.m.) approx.

Ground floor  
58 sq.ft. (5.4 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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

19' 7" x 12' 5" (5.96m x 3.78m) plus bay

### Kitchen/Dining Room

13' 6" x 13' 2" (4.11m x 4.01m)

### Shower Room

7' 6" x 3' 10" (2.28m x 1.17m)

### Bedroom Three

9' 11" x 9' 10" (3.02m x 2.99m)

### Second Floor

### Bedroom One

19' 7" reducing to 13' 0" (3.96m) x 11' 3" (5.96m x 3.43m)

### Ensuite Bathroom

6' 2" x 6' 1" (1.88m x 1.85m)

### Bedroom Two

13' 1" x 10' 3" (3.98m x 3.12m) plus recess.

### Ensuite Shower Room

7' 3" x 2' 11" (2.21m x 0.89m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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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