



36 Manor Road
Deal, CT14 9BX
£450,000

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36 Manor Road

Deal

An enviable detached bungalow offering extended and versatile accommodation in a convenient location.

Situation

Manor Road is situated on the western borders of Deal, with easy access into the town centre and the A257 through to the Cinque Port of Sandwich. Convenience shops and amenities are locally available within Upper Deal and Mill Hill. Deal itself is a popular seaside resort, famed for its award winning high street which has a vibrant atmosphere and a good selection of independent shops and popular eateries. The town has a most attractive historic quarter which was the first established Conservation Area in Kent, a bustling seafront, Grade II Listed pier and Tudor Castle. There are numerous leisure and sporting facilities available, together with a two mile promenade along the seafront. Deal also has a mainline train station with a regular coastal service and high speed links to London.

The Property

Nestled centrally within its plot and enjoying a convenient location is this immaculately presented detached bungalow, having been extended and lovingly refurbished by the present owner. The bright and well thought out accommodation offers great versatility to suit a variety of needs. Two of the bedrooms are currently utilised as a separate snug and study, both having built in storage, triple glazed windows and engineered solid wood flooring which is laid to the majority of floors. The enviable principal suite is a generous L-shaped room with seating area and dressing room as well as French doors overlooking and opening onto the garden. The bedrooms are serviced by a contemporary shower room accessed from the entrance hall. The sitting room enjoys a focal point fireplace, flanked by built in storage, and a large picture window overlooking the private side patio. An opening from the sitting room leads through to a fantastic open plan dual aspect kitchen/dining room, fitted with a stunning deep blue Umbermaster kitchen and a comprehensive range of integrated appliances, whilst large bi-folding doors and a roof lantern flood the space with natural light. A useful utility room with bespoke fitted storage is

accessed from the dining area. This truly beautiful and much loved home is gas centrally heated inclusive of underfloor heating to the kitchen/dining room and principal bedroom, includes a water softener and has a mixture of double & triple glazing.

Outside

The property is set back from the road with a block paved driveway providing off road parking and a well tended lawned front garden complete with stocked corner flowerbed and low hedge border. A timber side gate leads to an enclosed side patio area and access to the rear garden beyond. The rear garden is attractively landscaped with a large patio spanning the rear elevation as well as an area of lawn surrounded by flower borders. There is also a timber garden shed and outside lighting and power points.

Services

All mains services are understood to be connected to the property inclusive of gas central heating and underfloor heating to the kitchen/dining room and principal bedroom.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: C

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**

Ground floor
1147 sq.ft. (106.6 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.6 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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Snug/Bedroom Three

11' 2" x 8' 8" (3.40m x 2.64m) plus recess.

Study/Bedroom Two

11' 2" x 8' 9" (3.40m x 2.66m)

Sitting Room

11' 2" x 8' 9" (3.40m x 2.66m)

Kitchen/Dining Room

18' 8" x 16' 3" (5.69m x 4.95m)

Utility Room

5' 6" x 5' 5" (1.68m x 1.65m)

Principal Bedroom

L-shaped 20' 6" max x 18' 9" max (6.24m x 5.71m)

Dressing Room

8' 7" x 8' 1" (2.61m x 2.46m)

Shower Room

7' 5" x 5' 6" (2.26m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	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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