



Flat 3 Deal House, 10 Prince Of Wales Terrace
Deal, CT14 7BU
£320,000

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Flat 3 Deal House

10 Prince Of Wales Terrace, Deal

A beautifully presented first floor apartment boasting stylish, well maintained accommodation, a central location and fantastic sea views.

Situation

Prince of Wales Terrace occupies a prominent central and convenient location on the seafront in Deal, within the extended Conservation Area, where Deal's rich history can still be discovered in its winding streets and alleys. Other areas of interest include a Tudor Castle and the traditional seafront with its pier and promenade offering a flat seven mile stretch from Kingsdown to Sandown and across the sand dunes of Sandwich Bay. The town centre itself is just around the corner, comprising an eclectic mix of individual shops, galleries, bars and cafes, mixed in with some essential high street multiples and an extremely popular weekly market. Rail services are available from Deal station only a short walk away and are inclusive of the Javelin high speed link to London St Pancras.

The Property

Apartment 3 occupies the first floor of "Deal House", an imposing period seafront building with a handsome crisp white rendered facade, that has undergone extensive refurbishment in recent years. The apartment is beautifully styled and maintained and has prime position within the building, commanding fantastic views over the sea and Deal pier. The accommodation is arranged over two levels with the entrance hallway leading to a luxurious tiled bathroom, as well as the second bedroom. A curved set of steps lead up to the principal bedroom, complete with generous slide-robes which cleverly conceals a laundry facility. Beyond lies the living room/kitchen, a stunning open plan space with high ceilings and a large bay window commanding spectacular views and flooding the room with natural light. There is also a focal point fireplace and access to a pair of petite balconies flanking the bay window. A step up defines the kitchen area which is fitted with a stylish range of

solid wood wood units and worktops, integrated with cooking appliances and a dishwasher. This much loved home is double glazed and gas centrally heated.

Outside

Twin seaward facing balconies flank the large bay window, commanding fine sea views, accessed via double glazed doors. Restricted on street parking is available on a first come first served basis and residents' parking permits plus visitor permits for the immediate area 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 Charges

Share of Freehold
900+ years remaining on the lease
Service Charge: £80 per month/£960 per year to Cornersand Ltd

Current Council Tax Band: A

EPC Rating: C

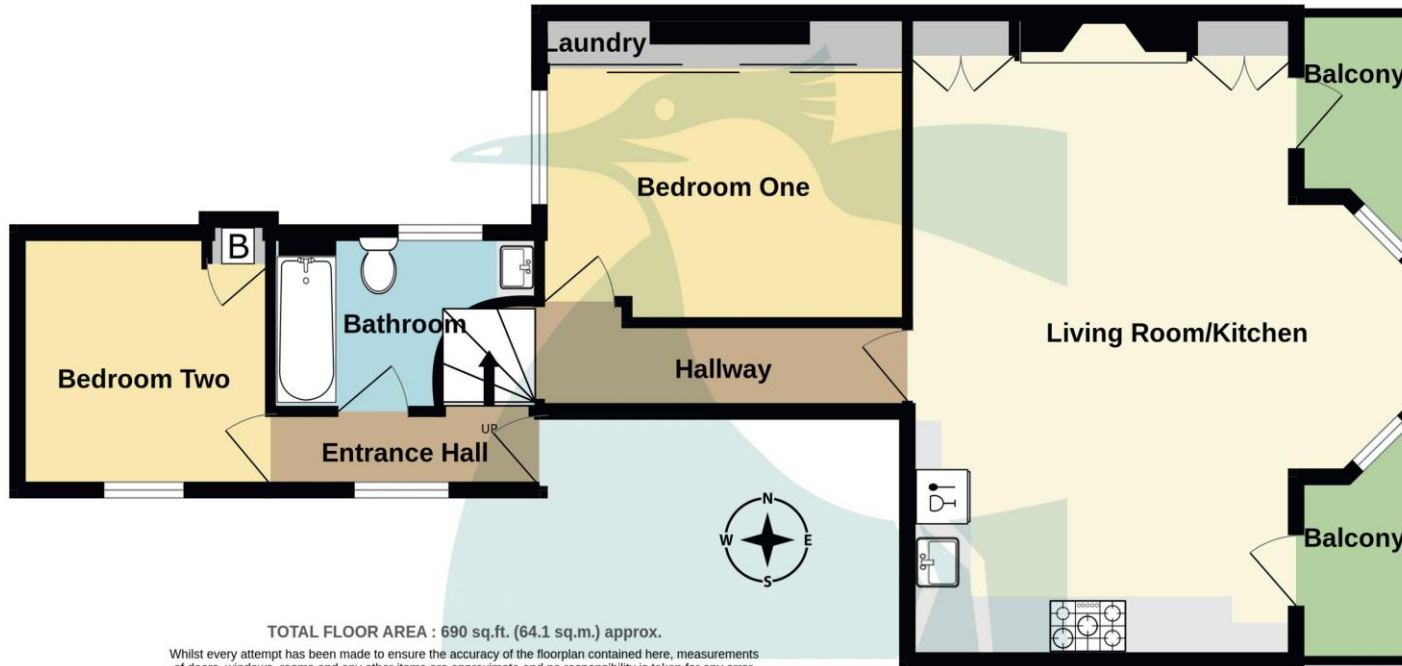
Agents Note

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**

First floor
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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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Living Room/Kitchen

22' 10" x 18' 1" max into bay (6.95m x 5.51m)
reducing to 13' 11" (4.24m)

Bedroom One

13' 2" x 9' 0" (4.01m x 2.74m)

Bathroom

Irregular shape 9' 8" max x 6' 4" max (2.94m x 1.93m)

Bedroom Two

9' 1" x 9' 1" (2.77m x 2.77m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 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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