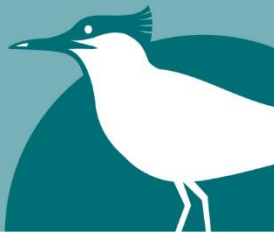




Elgin House, 32 Victoria Road
Deal, CT14 7BH
£925,000

colebrooksturrock.com





Elgin House

32 Victoria Road, Deal, CT14 7BH

A substantial townhouse of considerable character providing versatile accommodation including a delightful garden and off road parking.

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.

The Property

Set within the sought-after Deal conservation area, this distinctive Victorian townhouse spans five elegant floors, offering versatile and light-filled living. Period charm abounds, with high ceilings, tall sash windows, and generously proportioned rooms throughout. The home is entered via a tiled approach and recessed porch into a wide hallway, leading to a front sitting room with a striking bay window and a rear dining room opening onto a decked garden; both featuring character fireplaces. The kitchen offers fitted base units, integrated appliances, and original stripped wood storage.

The lower ground floor reflects the ground level with two spacious rooms; currently an artists studio and gym, plus a study and storage area, utility room,

cloakroom and independent rear access. This level is ideal for a self-contained annexe, with its own heating system and space for a kitchen area.

The mezzanine hosts a well-appointed bathroom, separate cloakroom, and access to the first floor, featuring a large double bedroom and a refined and generous drawing room with charming views.

The upper floors offer two larger bedrooms with elevated views across Deal's rooftops, a further bedroom, currently a music studio, and a stylish shower/dressing room.

Outside

The rear garden is a standout feature, enjoying an east-facing aspect and a sense of privacy, enclosed by high brick walls. A decked terrace, accessed from the dining room, offers a perfect seating area and steps down to a lawned garden. At the far end, rear pedestrian access leads to two off-road parking spaces via Clanwilliam Road.

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: Freehold

EPC Rating: D

Current Council Tax Band: 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.



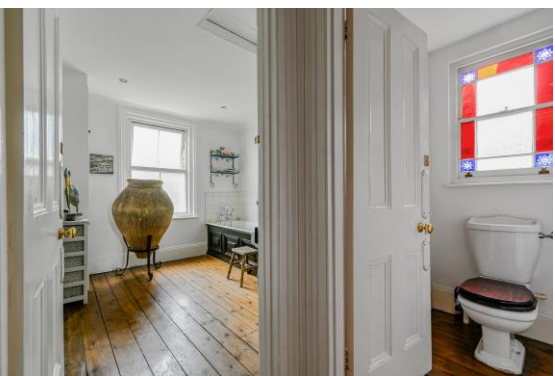


To view this property call Colebrook Sturrock on **01304 381155**





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



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





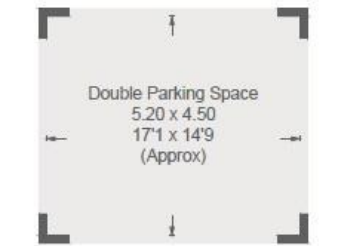
Lower Ground Floor
71 sq m / 764 sq ft



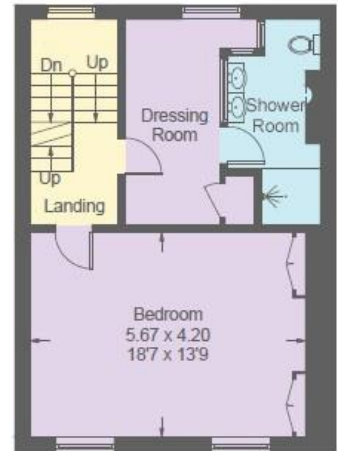
Ground Floor - 64.3 sq m / 692 sq ft



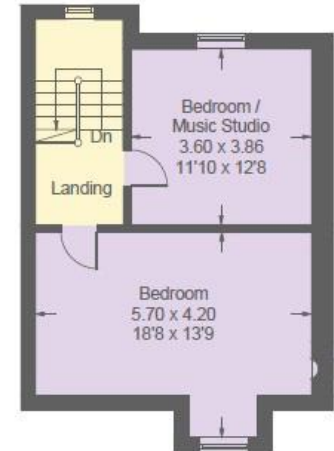
First Floor - 66 sq m / 710 sq ft



(Not Shown In Actual Location / Orientation)



Second Floor - 49.6 sq m / 534 sq ft



Third Floor - 42.4 sq m / 456 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 293.3 sq m / 3156 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1238364)
www.bardenvisuals.co.uk



17 The Strand, Walmer, Deal, Kent, CT14 7DY
t: 01304 381155
walmer@colebrooksturrock.com
www.colebrooksturrock.com



colebrooksturrock.com



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.

Also in: Saltwood • Sandwich • Hawkinge