



18 Griffin Street
Deal, CT14 6LH
£895,000

colebrooksturrock.com



18 Griffin Street

Deal

An impressive Grade II Listed Georgian townhouse. with magnificent garden and single garage. in the heart of the conservation area.

Situation

Griffin Street is a charming and much-desired address, set within the heart of Deal's historic conservation area. This part of town is defined by its maze of narrow streets leading down to the seafront, once infamous in the 17th century for its smuggling connections. The Middle Street conservation area, celebrated for both its heritage and architecture, holds the distinction of being Kent's very first designated conservation area, created in 1968 and later extended on three occasions. Its unique character unfolds through rows of mainly Georgian terraced houses centred around Middle Street, gradually giving way towards Deal Castle to more imposing Victorian villas. Deal itself is a traditional coastal town with a vibrant creative edge and a strong sense of local community. Its award-winning high street offers a delightful selection of independent shops, welcoming pubs, restaurants, and cafes. The town is also home to a beautiful pebble shoreline, a Grade II listed pier, and historic Tudor castles in Deal and Walmer. Conveniently nearby, the mainline railway station provides direct services, including the high-speed connection to London St Pancras within 90 minutes.

The Property

This property is a handsome and well appointed Georgian Grade II Listed townhouse with a welcoming atmosphere and pleasing proportions arranged over four floors, showcasing a blend of original features and versatile accommodation internally. The ground floor boasts two distinct reception rooms, each offering its own unique ambiance, with a sitting room overlooking the enchanting rear garden. The lower floor is home to an enchanting kitchen/breakfast room with Aga and doorway to a front cellar with ample storage space. Ascending to the upper floors, one discovers to the first floor a bedroom and separate shower room adjoining, and to the upper floor two further bedrooms (one used as a sewing room) and a bathroom suite. A front reception room to the first floor offers further versatile use of space as required. This elegant Grade II Listed Georgian townhouse is beautifully presented, with well-balanced proportions across four floors and an inviting character that combines period charm with flexible living.

Outside

At the front, the property enjoys the advantage of a garage, measuring 16' 7" x 9' 5" (5.05m x 2.87m), an uncommon and highly prized feature within the Conservation area. To the rear lies a south-facing garden, enclosed by historic brick walls draped with climbing greenery, interspersed with ornamental planting and colourful borders. This leafy setting creates a peaceful and private retreat, perfect for quiet enjoyment. A rear pedestrian access creates extra convenience.

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: N/A

Current Council Tax Band: F

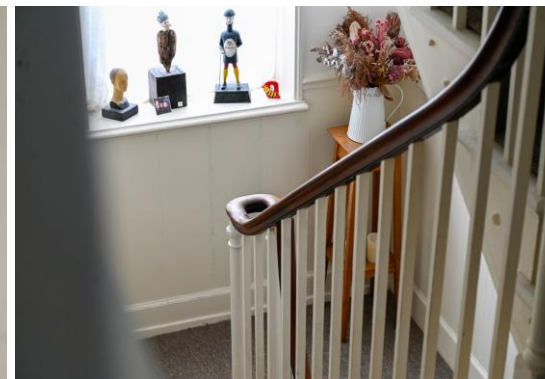
Agents Note

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.

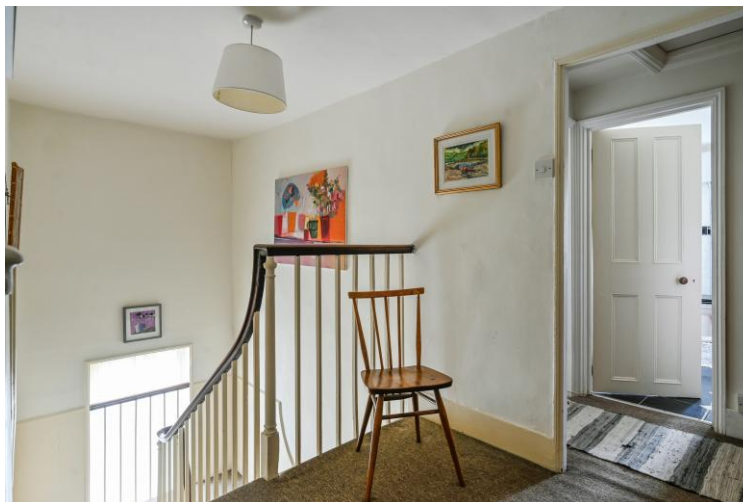


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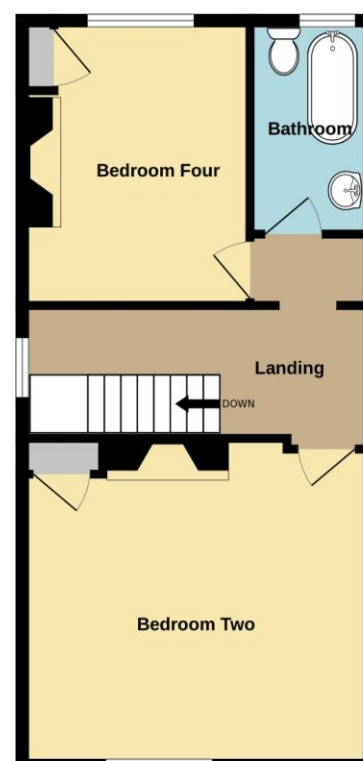
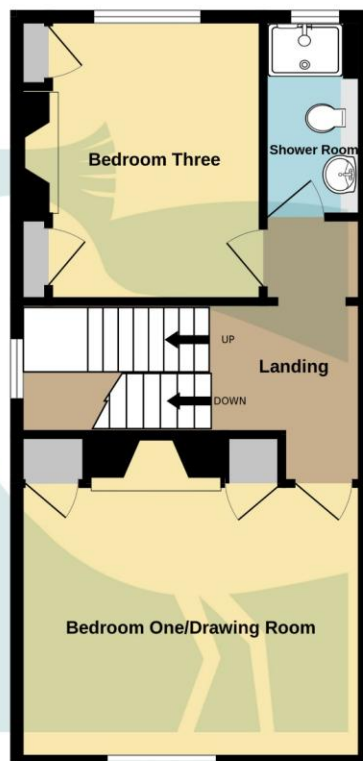
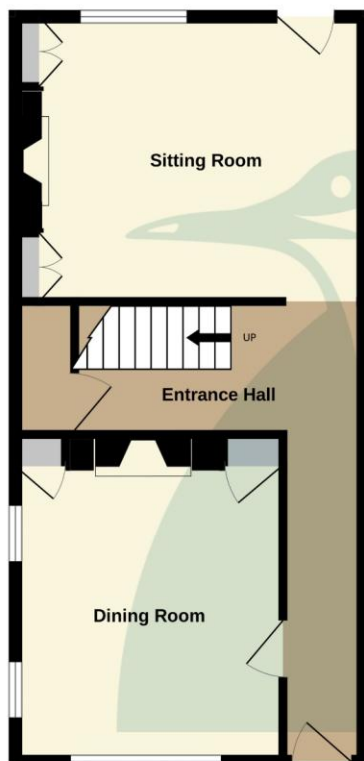
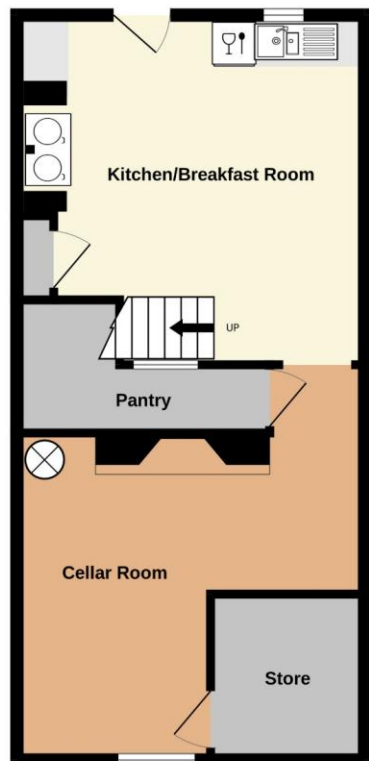


Lower ground floor
485 sq.ft. (45.1 sq.m.) approx.

Ground floor
484 sq.ft. (45.0 sq.m.) approx.

First floor
478 sq.ft. (44.4 sq.m.) approx.

Second floor
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1932 sq.ft. (179.5 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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ning Room

0" x 11' 9" (3.96m x 3.58m)

ting Room

4" into recess x 12' 6" (4.67m x 3.81m)

wer Ground Floor

itchen/Breakfast Room

5" inc. staircase x 12' 4" (4.70m x 3.76m)

ellar Room

haped 14' 7" x 14' 5" (4.44m x 4.39m)

ore

1" x 5' 11" (2.11m x 1.80m)

st Floor

edroom One/Drawing Room

2" x 14' 1" (4.62m x 4.29m)

edroom Three

11" x 9' 5" (3.93m x 2.87m)

ower Room

1" x 4' 6" (2.66m x 1.37m)

econd Floor

edroom Two

3" x 13' 9" (4.64m x 4.19m) plus recess

edroom Four

1" x 8' 9" plus recess (3.98m x 2.66m)

athroom

1" x 5' 0" (2.87m x 1.52m)

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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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