



10 Park Street  
Deal, CT14 6AG  
£650,000

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# 10 Park Street

## Deal

An elegantly designed Victorian family home, spanning four floors, conveniently situated in Deal town centre just a stone's throw from the seafront, offering a stylish presentation.

### Situation

Park Street is situated in an attractive and convenient location in the High Street, 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. Two supermarkets are on your doorstep (see photo online for updated street scene) and 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

This elegantly spacious mid-terrace Victorian family home has been excellently updated resulting in beautifully presented, light and versatile rooms with stylish interiors whilst retaining its character features. The property is arranged over four floors whereby the ground floor consists of an entrance hallway leading to two principal open plan reception rooms with a dining area to the front with beautiful sash window, and sitting area to rear, with French doors to a secluded patio area, attractive centralised log burner and original wood flooring throughout. A spacious and very well presented kitchen/diner is located to the rear of the property with ample storage and attractive French doors filling the space with natural light, giving access to the garden. The lower ground floor has recently been professionally tanked (with associated warranties) and converted to provide a self-contained flat with independent access via the side entrance to the street, ideal for dual living or an additional income stream. Luxury vinyl tiling and underfloor heating run throughout the open plan kitchenette (presently a

utility area), sitting room, bedroom and shower room. There is also a good sized storage area/laundry. To the first floor, off the half landing, is a cloakroom whilst two double bedrooms, both with beautiful original fireplaces, occupy the remainder of the first floor along with an elegantly designed shower room suite. A further double bedroom lies to the second floor boasting a bright and airy feel with dual aspect windows.

### Outside

To front steps lead up to the front door whilst a door to side gives both shared sheltered access to the property and independent access to the lower ground floor. The rear garden is of a considerable size and divided into three areas, with two paved seating areas separated by a central lawn bordered by mature shrubs and trees and enclosed by a charming brick wall. A timber shed is tucked away to the far rear.

### Services

All mains services are understood to be connected to the property inclusive of gas central heating.

### Local Authority

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

### Tenure

Freehold

### Current Council Tax Band: C

### 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**



**TOTAL FLOOR AREA : 1969 sq.ft. (182.9 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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## Ground Floor

### Dining Area

13' 11" x 11' 11" (4.24m x 3.63m)

### Sitting Area

13' 11" x 11' 10" (4.24m x 3.60m)

### Kitchen/Diner

20' 3" max x 9' 10" (6.17m x 2.99m)

## First Floor

### Bedroom One

12' 10" plus recess x 12' 0" (3.91m x 3.65m)

### Bedroom Two

12' 9" plus recess x 11' 11" (3.88m x 3.63m)

### Shower Room

9' 1" x 8' 3" (2.77m x 2.51m) plus 3' 4" x 2' 6" (1.02m x 0.76m)

### Cloakroom

5' 5" x 3' 0" (1.65m x 0.91m)

## Second Floor

### Bedroom Three

L-shaped 22' 5" max x 16' 7" max (6.83m x 5.05m)

## Flat/Annexe

### Open Plan Kitchen Area

13' 3" x 5' 1" (4.04m x 1.55m) plus recess.

### Storage

10' 3" x 2' 7" (3.12m x 0.79m)

### Shower Room

6' 3" x 5' 0" (1.90m x 1.52m)

### Sitting Room

10' 3" x 2' 7" (3.12m x 0.79m)

### Bedroom

6' 3" x 5' 0" (1.90m x 1.52m)

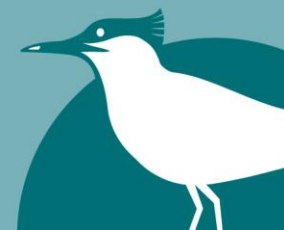
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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