



4 Griffin Street
Deal, CT14 6LH
£475,000

colebrooksturrock.com





4 Griffin Street

Deal

A beautifully presented Grade II Listed Georgian town house offering stylish and versatile accommodation in the heart of Deal Conservation Area.

Situation

Griffin Street is a picturesque and highly sought after location in the heart of Deals' Conservation Area; a neighbourhood characterised by narrow streets running up to the seafront, renowned for being awash with smugglers from as early as the 17th Century. The property is ideally located just a stroll from the high street, beach and all Deal has to offer. This traditional coastal town has a twist of the creative scene and a flourishing local community. It boasts an award-winning high street with a pleasing mix of individual shops, restaurants, inns and cafes. It also has an attractive pebble seafront, Grade II Listed pier and historic Tudor Castle. There is an ideal opportunity for many outdoor pursuits together with a two mile promenade perfect for cycling and walking. The mainline railway station is a short walk away, and offers a regular service to the high speed Javelin link to London St Pancras.

The Property

Lovingly updated and modernised by its current owners, this charming Grade II Listed townhouse offers stylish and flexible living across four floors. The ground floor has been thoughtfully designed with practicality in mind, featuring an enviable kitchen/diner as its centerpiece. The kitchen is fitted with shaker-style cabinets, integrated appliances, and centered around an exposed brick fireplace. Steps lead up to a sleek, luxurious tiled bathroom with free standing bath and a corner shower cubicle. Descending from the kitchen/diner, you'll find a cosy sitting room with custom-built cupboards offering plenty of storage along with a utility area/lobby that opens to a courtyard garden, with a contemporary shower room beyond, complete with a large shower enclosure. The first and second

floors are home to three luxurious bedrooms, including a spacious principal bedroom. All bedrooms enjoy pleasant rooftop views and built-in storage. This much-loved seaside residence also benefits from gas central heating throughout.

Outside

To rear lies a delightful, enclosed courtyard garden complete with useful storage cupboard and rear pedestrian access leading through to George Street. Residents and visitor parking permits for the town centre are available to purchase 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

Freehold

Current Council Tax Band: C

EPC Rating: D

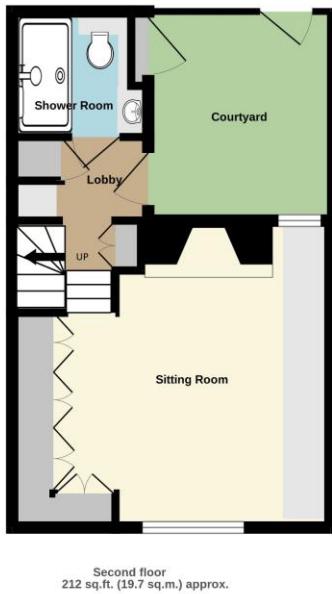
Agents Note

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.



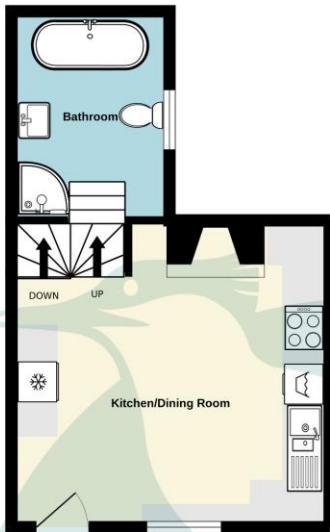
To view this property call Colebrook Sturrock on **01304 381155**

Lower ground floor
273 sq.ft. (25.4 sq.m.) approx.

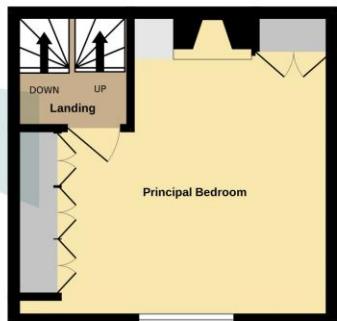


Second floor
212 sq.ft. (19.7 sq.m.) approx.

Ground floor
287 sq.ft. (26.6 sq.m.) approx.



First floor
216 sq.ft. (20.0 sq.m.) approx.



Kitchen/Dining Room
15' 2" x 14' 8" (4.62m x 4.47m)

Bathroom
9' 5" x 7' 6" (2.87m x 2.28m)

Lower Ground Floor

Sitting Room
12' 10" plus built in storage x 12' 0" plus recess (3.91m x 3.65m)

Utility/Lobby
6' 5" x 4' 0" (1.95m x 1.22m)

Shower Room
6' 6" x 5' 3" (1.98m x 1.60m)

Courtyard
9' 11" x 7' 8" (3.02m x 2.34m)

First Floor

Principal Bedroom
Overall measurement 15' 6" x 15' 1" (4.72m x 4.59m)

Second Floor

Bedroom Two
13' 1" x 8' 10" (3.98m x 2.69m)

Bedroom Three
9' 5" x 6' 7" (2.87m x 2.01m)

TOTAL FLOOR AREA : 987 sq.ft. (91.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	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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