



207 Lloyd Court, High Street
Deal, CT14 6AF
£165,000

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207 Lloyd Court

High Street, Deal

A conveniently positioned second floor apartment central to the town and seafront.

Situation

Lloyd Court is situated on the High street, overlooking Alfred Square, which is a delightful Georgian Square bordering the Middle Street Conservation Area, an area characterised by numerous narrow streets running up to the seafront, which are renowned as being the haunt of smugglers in the 18th and 19th Centuries. Deal is a traditional seaside town providing a wide range of amenities including an award-winning high street with an eclectic mix of individual shops, restaurants and cafes, an attractive seafront, Grade II listed pier and historic Castle. The town not only has period charm but also a flourishing local community. There is an ideal opportunity for outdoor pursuits including sailing, rowing and sea angling along with a two mile promenade ideal for cycling and walking. Just a short walk away, the mainline railway service includes the high-speed Javelin link to London St Pancras.

The Property

Lloyd Court is an imposing, white-rendered apartment building, ideally positioned at the upper end of Deal High Street, overlooking the charming Alfred Square. Apartment 207 is situated on the second floor and offers well-proportioned, neutrally decorated accommodation, providing an excellent blank canvas for the new owners to make their own. The good size entrance hallway provides access to all but one of the rooms, with a useful storage cupboard housing the electric boiler. The sitting/dining room is semi-open plan to the kitchen and benefits from impressive high ceilings and two tall sash windows, which flood the room with an abundance of natural light. The kitchen is fitted with a range of matching units, complemented by integrated cooking appliances. Both double bedrooms are well proportioned and

feature high ceilings and tall sash windows, with the principal bedroom enjoying the additional benefit of a dual-aspect outlook. The accommodation is completed by a modern bathroom.

Outside

Outside communal seating area to the rear courtyard and an allocated parking space in the communal car park beyond.

Services

Mains electric, water and drainage 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

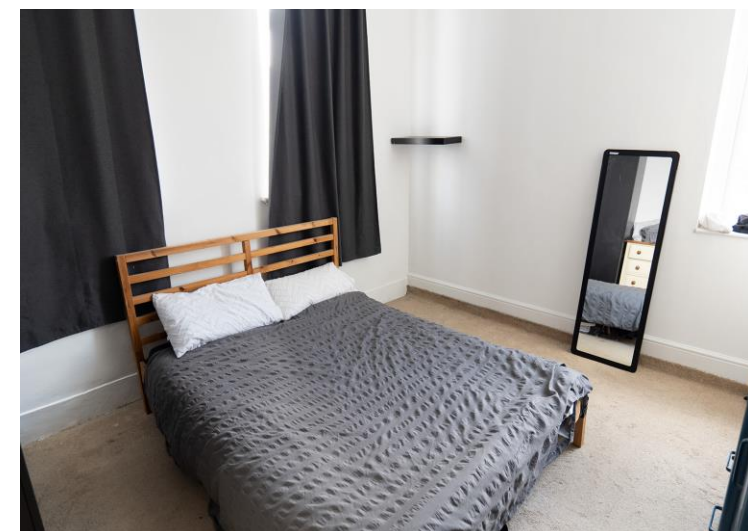
Leasehold
136 Years remaining
Maintenance Charge - £397.90 quarterly
Ground Rent - £182 six monthly

Current Council Tax Band: A

EPC Rating: F

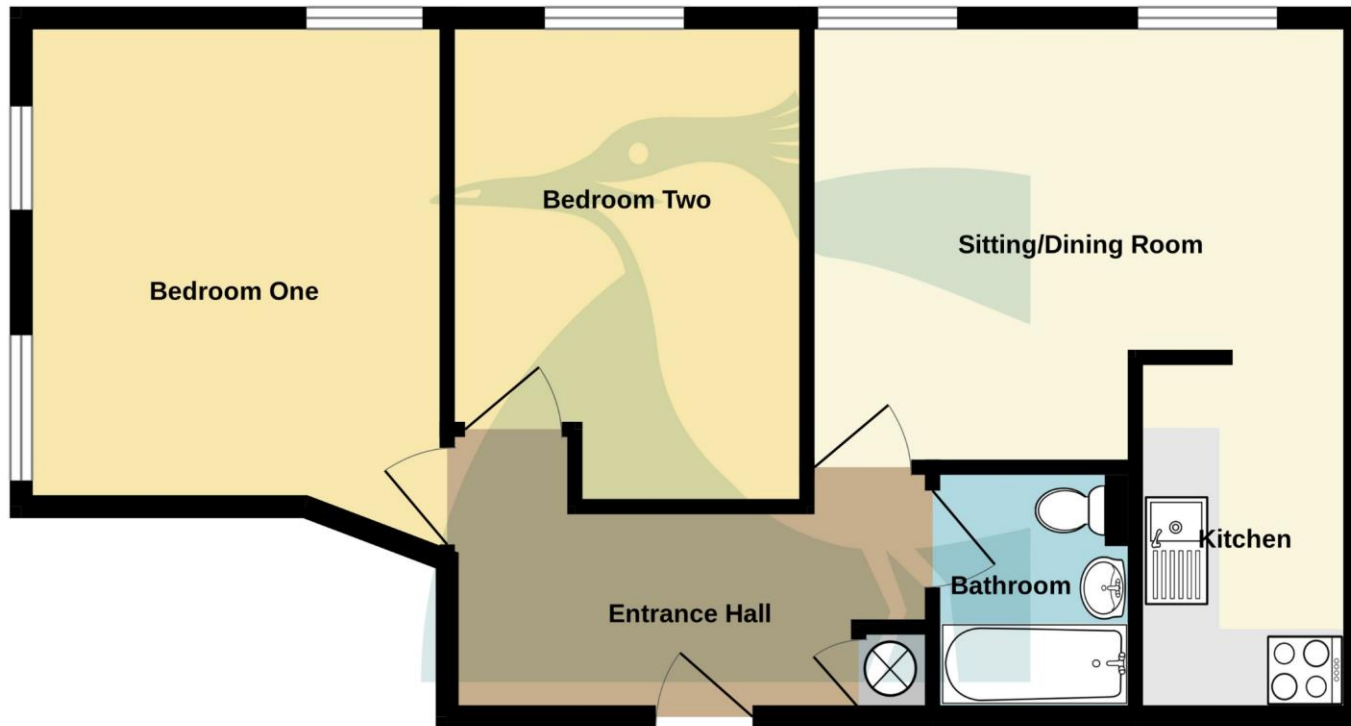
Agents Note

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.



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

Second floor
561 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.2 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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Sitting/Dining Room

14' 2" x 11' 7" (4.31m x 3.53m) reducing to 8' 9" (2.66m)

Kitchen

9' 3" x 5' 3" (2.82m x 1.60m)

Bathroom

6' 0" x 5' 5" (1.83m x 1.65m)

Bedroom One

12' 9" x 11' 0" (3.88m x 3.35m)

Bedroom Two

12' 7" x 9' 4" (3.83m x 2.84m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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



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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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