



35 Beach Street
Deal | Kent | CT14 6HY

 FINE & COUNTRY



Step inside

35 Beach Street

Whether you are looking for a permanent home or a fascinating seaside holiday and weekend retreat, location is always the number one priority and this unusual property is in the ultimate position. It is located along Deal seafront, just opposite the famous pier with uninterrupted sea views, but less than a minute's walk from the town centre along the adjacent alleyway.

This charming Grade II listed Georgian townhouse was originally built in 1726 and is full of historic character with wonderful period features including sash windows, exposed beams and fireplaces. It also has an attached cottage at the rear that makes an excellent annex for family members or as a holiday let. The house is accessed through the front door that opens directly into the delightful and spacious lounge/diner with exposed ceiling beams, wood flooring and two brick fireplaces including one with a log burner in the seating area.

There are stairs to the first floor, steps down to the cellar, fitted cupboards and a brick archway to the kitchen. This has a range cooker and units with stand-alone appliances and a large hatch to the dining area as well as a cloakroom and French doors to a fascinating courtyard. This is partially covered and includes a cast iron fireplace, a utility and boiler cupboard, storage facilities, a period rear door with access to the alleyway and the annexe as well steps up to a delightful covered and decked balustraded balcony. The large brick cellar could be converted into a cinema, games room or offices, subject to the appropriate planning permissions.

On the first floor off the galleried landing there is the main bedroom with a feature brick wall and fireplace as well as steps up to a multi-pane door leading to the decked balcony where you can happily sip your morning coffee. The bedroom includes an exposed central beam, built-in wardrobes and an ensuite bathroom with bath, a separate shower and an airing cupboard. This floor also features another large double bedroom, currently used as a light and bright study with two sash windows providing superb views to the pier, the beach and the sea. Stairs, with a feature brick wall, lead up to the second floor where you will find a galleried landing with loft access and a shower room servicing two partially vaulted ceiling double bedrooms including one with far-reaching sea views.

The pine front door of the adjacent annexe opens into a small hallway with a built-in pine cupboard, a door to the living room and an archway to the kitchen with units incorporating a cooker and other stand-alone appliances. The living room has half-height panelling, a painted beam ceiling, sash windows and pine stairs to the fabulous first-floor annexe bedroom with a vaulted and beamed ceiling and an ensuite shower room.





Seller Insight

“ I have actually lived in Deal for the past 55 years and in this charming house for many years but I now feel it is time to downsize. I have always loved the town with its plethora of quaint streets, period properties, excellent restaurants including the Dining Club, The Blue Pelican and Little Harriet's tea rooms and a raft of attractive independent shops as well as the Saturday market and the seafront with its historic pier. Indeed living opposite the pier I thoroughly enjoy watching the people passing by and the activities on the pier and the beach as well as being able to stroll to the shops in a minute.

For sporting aficionados there are a number of clubs available in Deal and Walmer including rugby, bowls, tennis and croquet as well as the Tides swimming pool complex, the Downs Sailing club and the rowing club. While for golfing enthusiasts the Royal Cinque Ports and Kingsdown and Walmer golf clubs might beckon or, if you want to go slightly further afield, there are the championship golf courses in Sandwich.

There are excellent primary schools in the area including Warden House, rated Outstanding by Ofsted, while excellent grammar schools are available in Dover, Sandwich, Ramsgate and Canterbury with first class private schools in Dover, Ramsgate and Canterbury. These are easily accessible by train from Deal station, which is only a short walk from the property. The station is also useful for commuters as the fast train can whisk you to London in under an hour and a half and if you want a trip to the Continent there is easy access to Dover docks and the Channel Tunnel.*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





ANNEXE



ANNEXE

Travel

| | |
|----------------|------------|
| Deal Station | 0.3 miles |
| Dover Docks | 9.8 miles |
| Channel Tunnel | 19.9 miles |
| Canterbury | 17.8 miles |
| Charing Cross | 84.0 miles |
| Gatwick | 86.2 miles |

By Train from Deal

| | |
|-----------------|-------------|
| St. Pancras | 1hr 28 mins |
| Charing Cross | 2hr 03 mins |
| Victoria | 1hr 51mins |
| Dover Priory | 18 mins |
| Sandwich | 6 mins |
| Canterbury West | 59 mins |

Leisure Clubs & Facilities

| | |
|----------------------------------|--------------|
| Downs Sailing Club | 01304 361932 |
| Deal and Betteshanger Rugby Club | 01304 365892 |
| Deal Bowling Club | 01304 374701 |
| Dover Athletic Football | 01304 822373 |
| Walmer and Kingsdown Golf Club | 01304 373256 |
| Royal Cinque Ports Golf Club | 01304 374007 |
| Royal St. George's Golf Club | 01304 613090 |

Prince's Golf Club
Tides Leisure centre

Healthcare

The Balmoral Surgery
The Cedars Surgery
St Richards Road Surgery
Buckland Hospital

Education

Primary Schools:
Warden House
The Downs Primary
Deal Parochial School
Dover College Junior

Secondary Schools:

Dover Grammar School for Boys
Dover Grammar School for Girls
Sir Roger Manwood's Grammar
Dover College
Duke of York's Military School
Kings School Canterbury
St Edmunds

01304 611118
01304 373399

01304 373444
01304 873341
01304 369777
01304 222510

01304 375040
01304 372486
01304 374464
01304 205969

01304 206117
01304 206625
01304 610200
01304 205969
01304 245024
01227 595501
01227 475000

Kent College
St Lawrence Senior
King's School, Canterbury
Kent College
St Edmunds

Entertainment

Dunkerleys Hotel
The Royal Hotel
Victuals and Co
The Dining Club
81 Beach Street
Little Harriet's tearooms
The Blue Pelican

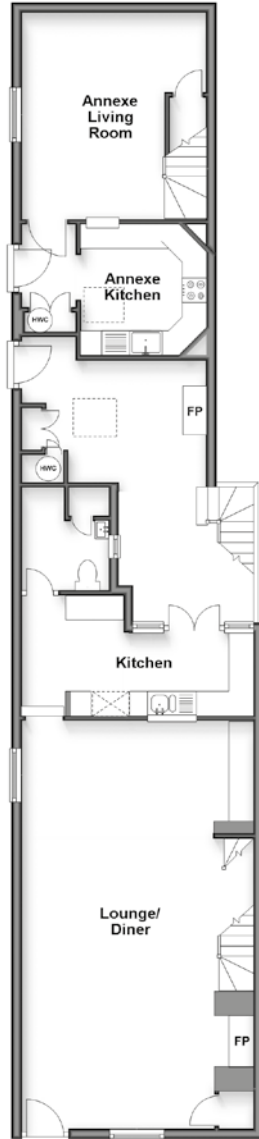
Local Attractions / Landmarks

Walmer Castle
Deal Castle
The White Cliffs of Dover and Samphire Hoe
Betteshanger Country Park
Deal Pier
Knights' Templar Church, Dover
Saturday market Deal

01227 763231
01843 808080
01227 595501
01227 763231
01227 475000

01304 375016
01304 375555
01304 374389
01304 373569
01304 368136
01304 369748
01304 783162

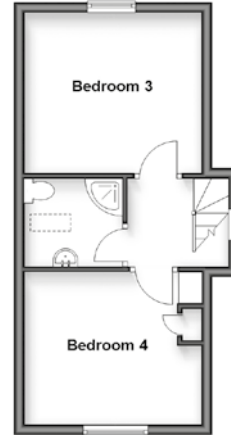
Split Level Ground Floor Inc. Annexe
Approx. 79.2 sq. metres (852.2 sq. feet)



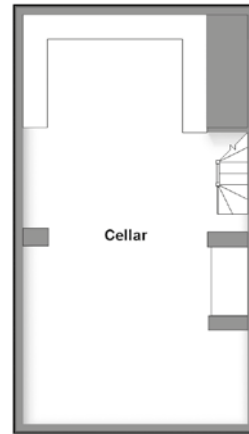
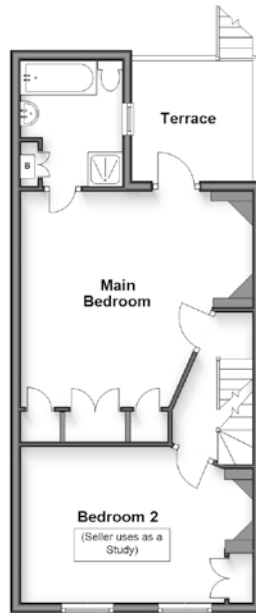
First Floor Inc. Annexe
Approx. 60.8 sq. metres (654.9 sq. feet)



Second Floor
Approx. 31.4 sq. metres (338.4 sq. feet)



Basement
Approx. 38.1 sq. metres (409.9 sq. feet)



GROUND FLOOR

Lounge/Diner 27'2 x 12'6 (8.29m x 3.81m)
Kitchen 15'11 x 5'6 (4.85m x 1.68m)
Cloakroom

BASEMENT

Cellar 26'9 x 11'11 (8.16m x 3.63m)

FIRST FLOOR

Landing
Main Bedroom 14'4 x 12'3 (4.37m x 3.74m)
En Suite Bath/Shower Room
Terrace 9'0 x 9'0 (2.75m x 2.75m)
Bedroom 2 12'6 x 11'3 (3.81m x 3.43m)

SECOND FLOOR

Landing
Bedroom 3 12'0 x 10'3 (3.66m x 3.13m)
Bedroom 4 12'0 x 10'3 (3.66m x 3.13m)
Shower Room

OUTBUILDING GROUND FLOOR (Primrose Cottage, 35a)

Annexe Kitchen 8'8 x 8'4 (2.64m x 2.54m)
Annexe Living Room 13'10 x 12'2 (4.22m x 3.71m)

OUTBUILDING FIRST FLOOR (Primrose Cottage, 35a)

Annexe Bedroom 12'3 x 10'9 (3.74m x 3.28m)
Annexe Shower Room

OUTSIDE

Courtyard Garden

EPC Exempt
Council Tax Band: E
Tenure: Freehold

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