



Beach View, 17, Ranelagh Road, Deal, CT14 7BG

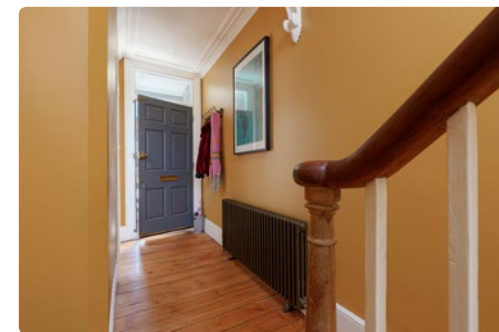
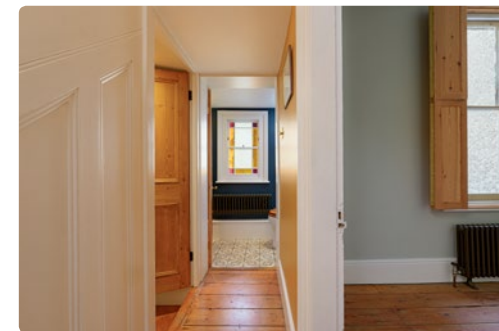
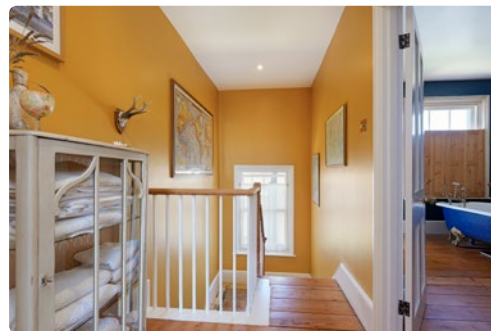
4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



## Beach View, 17, Ranelagh Road, Deal, CT14 7BG

- Fully Restored Victorian Townhouse
- Sympathetically Enhanced & Thoughtfully Renovated
- Over 2000 Sq.Ft Of Elegant Accommodation
- Flourishing In Original Period Features
- Four/Five Bedrooms & Two Luxury Bathrooms
- Kitchen Breakfast Room With Large Utility
- Multiple Receptions All With Fireplaces
- Courtyard Garden & Stones Throw From The Beach



### SITUATION:

The property is ideally situated in the heart of Deal, just moments from the beach and within easy walking distance of the town's excellent selection of restaurants, cafés, bars, galleries, antique shops, independent boutiques, and mainline railway station, which provides direct services to Ashford International and London St Pancras.

Deal is renowned for its vibrant and creative atmosphere, with a thriving Saturday market offering artisan food, local produce, flowers, vintage clothing, and antiques. The town enjoys a strong independent retail scene alongside a selection of well-known high street brands. The popular Astor Theatre hosts an excellent programme of live music, theatre productions, exhibitions, films, workshops, and community events throughout the year.

For sailing enthusiasts, Downs Sailing Club is nearby and offers a welcoming family

environment with opportunities for all ages and abilities. The town also benefits from a range of sporting facilities and clubs, including Deal Town Football Club and Deal & Betteshanger Rugby Club.

The location is particularly convenient for travel further afield, with the Port of Dover approximately nine miles away and the Channel Tunnel accessible beyond, providing straightforward connections to mainland Europe. The area is also well regarded for its excellent choice of state, grammar, and independent schools.

The historic town of Sandwich lies just over five miles away and is celebrated for its medieval architecture, picturesque quayside, and the internationally renowned Royal St George's Golf Club, one of several prestigious golf courses found along this stretch of coastline. Sandwich also offers a weekly market, together with an excellent range of independent shops, cafés, and restaurants.



A substantial and beautifully renovated Victorian townhouse offering in excess of 2,000 sq. ft. of elegant and thoughtfully enhanced accommodation, situated just moments from the seafront. Beach View has undergone significant improvements in recent years, with the current owners undertaking a meticulous programme of restoration that carefully balances modern living with the preservation of the property's rich heritage and original character.

The imposing façade is particularly attractive, combining pale render with exposed brickwork, complemented by bay-fronted sash windows and a handsome original entrance door. Internally, the home is equally impressive, where a sophisticated palette of Farrow & Ball tones enhances the elegant corning, intricate ceiling roses, original fireplaces, and beautifully exposed pitch pine floorboards.

The entrance hall immediately reflects the grandeur of this distinguished home, originally constructed for naval officers,



with soaring ceilings, decorative corbels, and a striking balustrade staircase creating a wonderful first impression. To the right, the bay-fronted sitting room centres around a marble mantel with cast-iron fireplace, while Acoya hardwood sash windows dressed with Victorian shutters frame glimpses of the sea and are further enhanced by intricate panelling. Adjacent is an elegant drawing room featuring an original fireplace together with bespoke alcove cabinetry and shelving. This versatile room could equally serve as a guest bedroom and is conveniently positioned beside the cloakroom, which is beautifully appointed with Fired Earth floor tiles and a stained-glass window.

The lower ground floor provides exceptional entertaining space, comprising a bay-fronted dining room and a beautifully appointed kitchen/breakfast room. Handmade solid wood cabinetry surrounds a Butler sink with antique brass mixer tap, all finished with luxurious marble worktops. A Rangemaster cooker is set within the exposed brick chimney breast, creating an attractive focal

point. French doors open directly onto the courtyard garden, whilst the former scullery has been transformed into an impressive utility room with vaulted ceiling, bespoke full-height storage units, oak worktops, a second Butler sink, and ample space for laundry appliances.

The four bedrooms are arranged across the upper two floors and are served by both a beautifully finished bathroom and separate shower room, each recently installed with high-quality sanitary ware and fittings in keeping with the style of the home. The principal bedroom is particularly impressive, featuring a large bay window, ornate corning, high ceilings, and a further marble fireplace.

#### OUTSIDE:

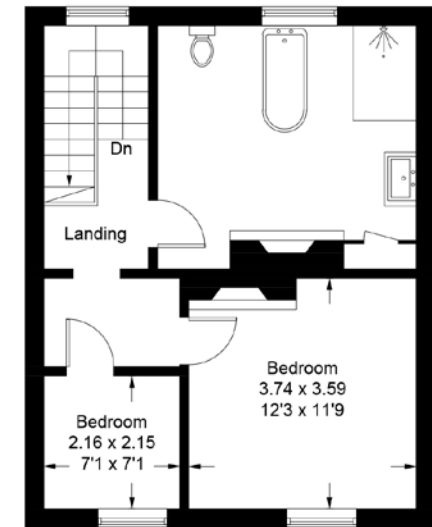
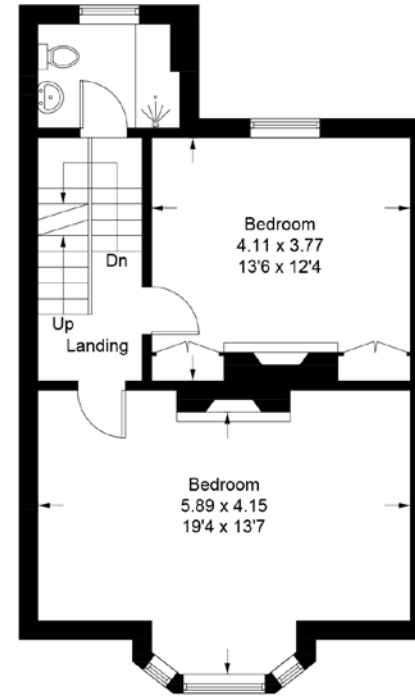
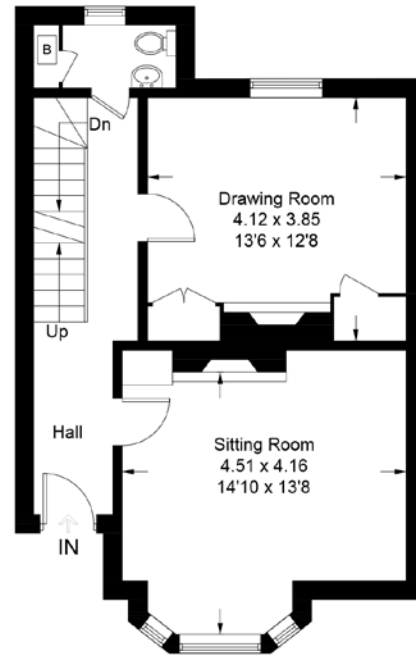
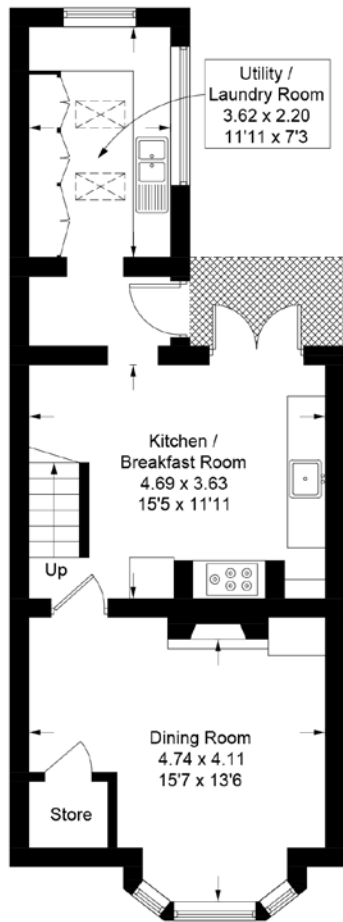
The walled rear garden is a wonderfully private and sheltered sun trap, with a courtyard seating area. The beach is moments away, connecting Deal and Walmer via miles of scenic coastal walks.











TOTAL FLOOR AREA: 2092 sq. ft (194 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
All services are mains connected

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