



18 Griffin Street
Deal, CT14 6LH
£895,000

colebrooksturrock.com



18 Griffin Street

Deal

An impressive Grade II Listed Georgian townhouse. with magnificent garden and single garage. in the heart of the conservation area.

Situation

Griffin Street is a charming and much-desired address, set within the heart of Deal's historic conservation area. This part of town is defined by its maze of narrow streets leading down to the seafront, once infamous in the 17th century for its smuggling connections. The Middle Street conservation area, celebrated for both its heritage and architecture, holds the distinction of being Kent's very first designated conservation area, created in 1968 and later extended on three occasions. Its unique character unfolds through rows of mainly Georgian terraced houses centred around Middle Street, gradually giving way towards Deal Castle to more imposing Victorian villas. Deal itself is a traditional coastal town with a vibrant creative edge and a strong sense of local community. Its award-winning high street offers a delightful selection of independent shops, welcoming pubs, restaurants, and cafes. The town is also home to a beautiful pebble shoreline, a Grade II listed pier, and historic Tudor castles in Deal and Walmer. Conveniently nearby, the mainline railway station provides direct services, including the high-speed connection to London St Pancras within 90 minutes.

The Property

This handsome and well-appointed Georgian Grade II Listed townhouse offers beautifully proportioned accommodation arranged over four floors, combining period charm with versatile living. The property retains a wealth of character and original features, creating a warm and welcoming atmosphere throughout. The ground floor features two distinct reception rooms, each with its own character, including a delightful sitting room overlooking the enchanting rear garden. The lower ground floor hosts a charming kitchen/breakfast room centred around an Aga, along with a doorway leading to a useful front cellar providing ample storage. Ascending through the property, the first floor offers a spacious bedroom with a separate adjoining shower room, along with an additional front reception room which provides flexible space for a sitting room, study, or further bedroom if required. The upper floor comprises two further bedrooms – one currently arranged as a sewing room – together with a family bathroom. A recent survey has been carried out on the property and returned in good order, particularly impressive given the age and character of this historic home, providing reassurance to prospective purchasers. Overall, this elegant Grade II Listed Georgian townhouse is beautifully presented and offers well-balanced accommodation across four floors, perfectly blending period features with practical and adaptable living space.

Outside

At the front, the property enjoys the advantage of a garage, measuring 16' 7" x 9' 5" (5.05m x 2.87m), an uncommon and highly prized feature within the Conservation area. To the rear lies a large sunny, south facing garden, enclosed by historic brick walls, perfect for garden parties and entertaining. The ornamental planting with colorful borders, a mature walnut tree and flowering cherry, provide a peaceful, leafy retreat and summer haven. A rear pedestrian access creates extra convenience.

Services

All mains services are understood to be connected to the property.

Local Authority

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

Tenure

Freehold

EPC Rating: N/A

Current Council Tax Band: 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.





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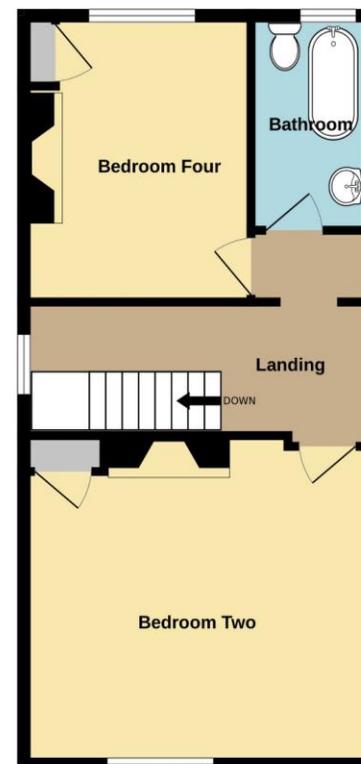
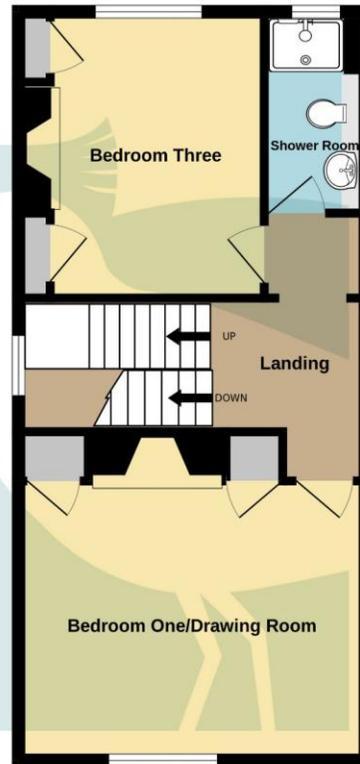
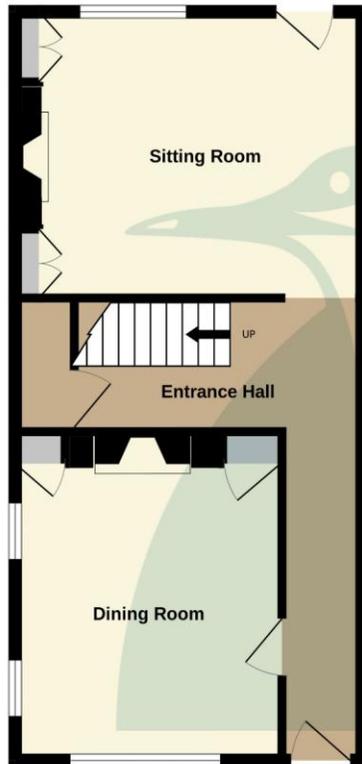
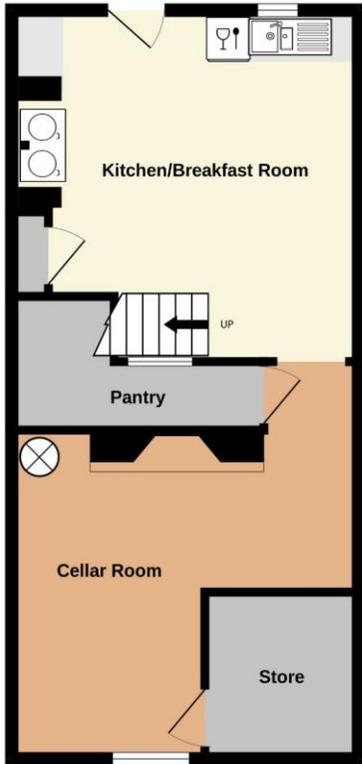


Lower ground floor
485 sq.ft. (45.1 sq.m.) approx.

Ground floor
484 sq.ft. (45.0 sq.m.) approx.

First floor
478 sq.ft. (44.4 sq.m.) approx.

Second floor
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1932 sq.ft. (179.5 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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Dining Room

13' 0" x 11' 9" (3.96m x 3.58m)

Sitting Room

15' 4" into recess x 12' 6" (4.67m x 3.81m)

Lower Ground Floor

Kitchen/Breakfast Room

15' 5" inc. staircase x 12' 4" (4.70m x 3.76m)

Cellar Room

L-shaped 14' 7" x 14' 5" (4.44m x 4.39m)

Store

6' 11" x 5' 11" (2.11m x 1.80m)

First Floor

Bedroom One/Drawing Room

15' 2" x 14' 1" (4.62m x 4.29m)

Bedroom Three

12' 11" x 9' 5" (3.93m x 2.87m)

Shower Room

8' 9" x 4' 6" (2.66m x 1.37m)

Second Floor

Bedroom Two

15' 3" x 13' 9" (4.64m x 4.19m) plus recess

Bedroom Four

13' 1" x 8' 9" plus recess (3.98m x 2.66m)

Bathroom

9' 5" x 5' 0" (2.87m x 1.52m)

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