



10 Cowper Road  
Deal, CT14 9TW  
£499,950

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# 10 Cowper Road

Deal

A detached, chain free, family home set on a substantial plot, in a popular residential location close to the town centre.

## Situation

Cowper Road is a well-regarded residential area which lies west and just a short walk from Deal's seafront and popular bustling town centre. Here you will find a varied selection of individual shops, high street multiples, galleries and a good choice of restaurants, cafes, bars and inns. The charming seafront has a two-mile pebble shoreline with a Tudor castle and listed pier. The long promenade is ideal for cycling and walking and there are plenty of outdoor pursuits locally including golf courses, tennis, sailing and rowing clubs. Schooling is well catered for both in the independent and state sector. Deal mainline rail station is also just a few minutes walk away and links to the High-Speed service to St. Pancras.

## The Property

Offered to the market for the very first time, this detached family home was built in the late 1940s on a former orchard. This much-loved property sits within a substantial walled plot and provides well-proportioned, light-filled accommodation that has been carefully maintained over the years, while still offering excellent potential for modernisation and further enhancement. The two principal reception rooms sit back-to-back and are accessed from the entrance hallway. Both rooms retain charming 1950s fireplaces, while the dining room has French doors that open into a bright and airy conservatory. The dual-aspect kitchen is fitted with a range of matching cabinetry and integrated cooking appliances and provides direct access to the garden. Leading off the kitchen is a practical ground floor shower room. Upstairs, the first floor comprises two double bedrooms and a third single bedroom, all served by a family bathroom and a separate WC. Further features include double glazing, gas central heating, and no onward chain.

## Outside

The property is set back from the road behind a well-maintained lawned front garden and driveway, providing off-road parking and access to a single garage. Timber gates lead to a substantial walled rear garden, mainly laid to lawn and dotted with mature shrubs and established fruit trees. An external WC is conveniently attached to the rear of the house, while a useful timber shed occupies one corner of the garden.

## 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: D

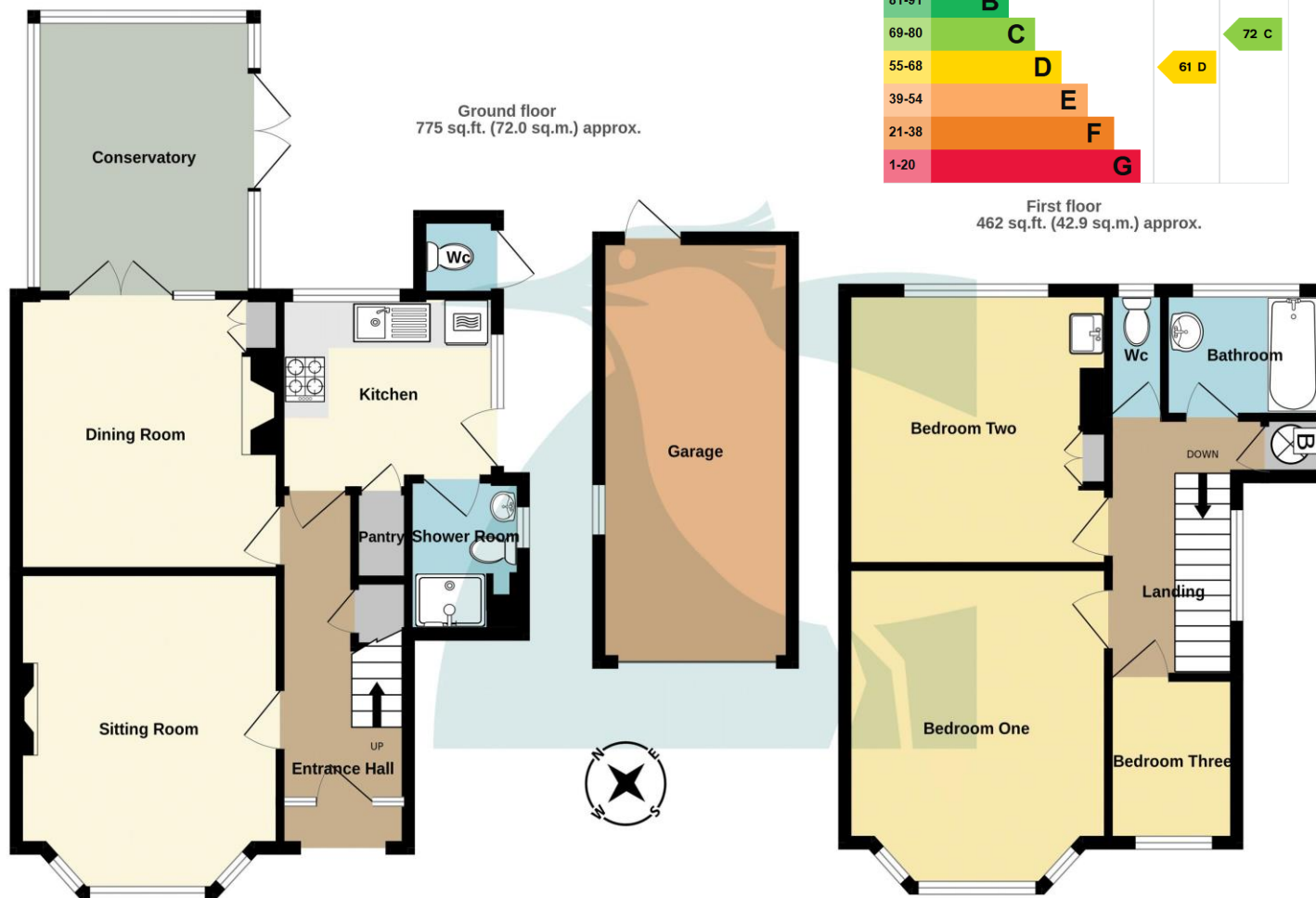
## EPC Rating: D

## 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**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

TOTAL FLOOR AREA : 1237 sq.ft. (114.9 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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## Entrance Hallway

13' 5" x 5' 11" (4.09m x 1.80m)

## Sitting Room

13' 10" into bay x 11' 10" (4.21m x 3.60m)

## Dining Room

11' 11" x 11' 10" (3.63m x 3.60m)

## Conservatory

12' 0" x 9' 7" (3.65m x 2.92m)

## Kitchen

9' 9" x 8' 5" (2.97m x 2.56m)

## Shower Room

6' 8" x 4' 7" (2.03m x 1.40m)

## First Floor

## Bedroom One

13' 10" into bay x 11' 10" (4.21m x 3.60m)

## Bedroom Two

11' 11" x 11' 10" (3.63m x 3.60m)

## Bedroom Three

7' 2" x 5' 11" (2.18m x 1.80m)

## Bathroom

7' 1" x 5' 6" (2.16m x 1.68m)

## First Floor WC

5' 6" x 2' 6" (1.68m x 0.76m)

## Outside

## Outside WC

3' 6" x 3' 5" (1.07m x 1.04m)

## Garage

18' 3" x 8' 8" (5.56m x 2.64m)

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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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