



FOUNDATION

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Prospect House, Wellington Road, Deal, CT14 7AL

5 BEDROOMS | 1 BATHROOM | 3 RECEPTIONS

Freehold



Prospect House, Wellington Road, Deal, CT14 7AL

- A Substantial Georgian Residence
- Almost 2000 Sq.Ft Of Elegant Accommodation
- Beautifully Restored & Sympathetically Renovated
- Five Bedrooms & Three Receptions
- Flourishing In Period Features
- South Facing Rear Garden
- Off Road Parking & Garage
- Moments From The Sea Front & Town Centre

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.

The cathedral city of Canterbury can be



DESCRIPTION:

A substantial Georgian five bedroomed home situated just moments from Deal's vibrant town centre and picturesque seafront, this exceptional period home dates back to the 1830s and offers almost 2000 sq. ft. of beautifully arranged accommodation across three floors.

Flourishing in original Georgian features and sympathetic enhancements, the property showcases the vision of the current owner, whose creative eye and flair for rustic yet elegant interior design have transformed every corner of the home. Thoughtfully improved throughout, the house allows its rich heritage to blossom while providing a warm and welcoming environment for modern living.

A wealth of character can be found throughout, including exposed floorboards, sash windows and elegant fireplaces. Fine décor, bespoke joinery and intricate bead and butt panelling complement the property's



period credentials, creating interiors that are both refined and inviting.

The front door opens into a welcoming entrance hall, with two beautifully proportioned reception rooms positioned on either side. To the right there is a living room with open fireplace, whilst to the left a charming bay fronted sitting room centres around another attractive fireplace, offering a cosy retreat.

To the rear, the accommodation opens into a wonderfully individual kitchen. Cleverly curated with freestanding and bespoke elements, it creates a quirky yet effortlessly stylish space, perfectly balancing simplicity with character. The kitchen enjoys direct access to the delightful south-facing garden, providing a seamless connection between indoor and outdoor living. A useful cellar offers additional storage and practical space.

The first floor comprises three well-proportioned double bedrooms and a beautifully appointed family bathroom. The second floor provides a further two bedrooms, offering flexible accommodation for growing families, guests or home-working requirements, there is an opportunity to add an ensuite shower room serving potentially both rooms.

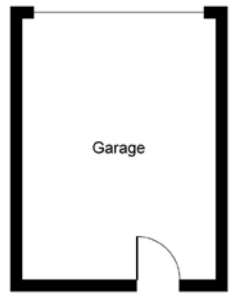
OUTSIDE:

The attractive south-facing garden is a true extension of the home, enjoying sunshine throughout the day and providing a peaceful setting with an abundance of shrubs, wild flowers and greenery surrounding several seating areas in which to relax or entertain. To the rear of the property there is a garage and gated driveway.



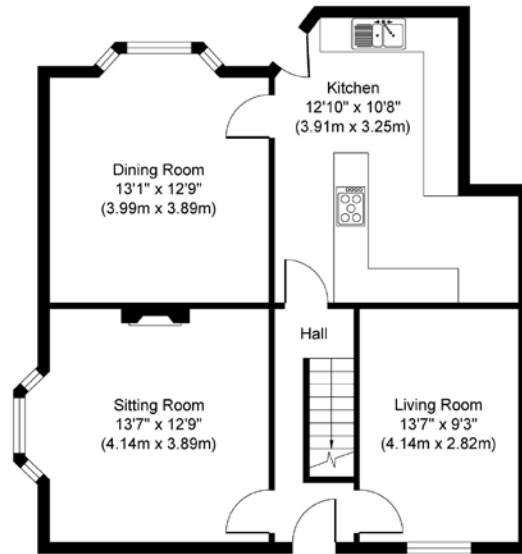




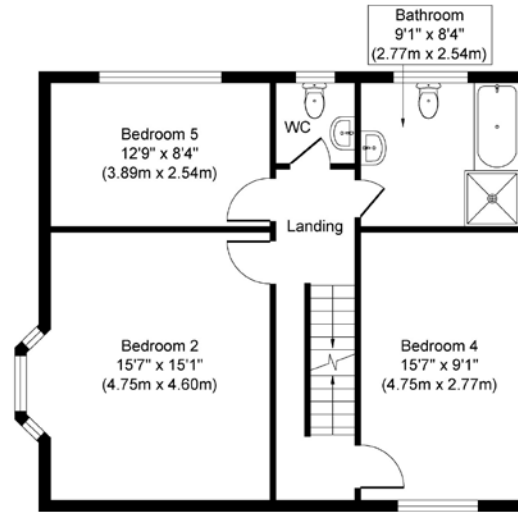


Garage

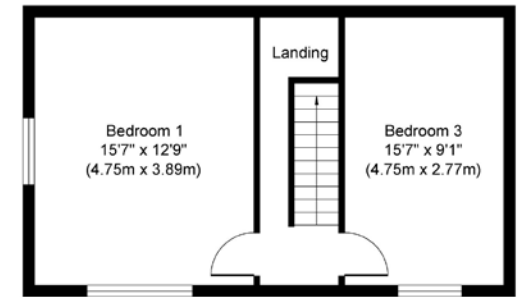
Garage



Ground Floor
Approximate Floor Area
852 sq. ft
(79.15 sq. m)



First Floor
Approximate Floor Area
704 sq. ft
(65.40 sq. m)



Second Floor
Approximate Floor Area
427 sq. ft
(39.70 sq. m)



TOTAL FLOOR AREA: 1983 sq. ft (184 sq. m)



EPC RATING
G



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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