



30 The Grove
Deal, CT14 9TL
£475,000

colebrooksturrock.com





30 The Grove

Deal

An immaculate Edwardian terraced family home having been extensively modernised throughout, located in a quiet side road just a short walk from Deal town centre.

Situation

The Grove is a quiet side road positioned within this 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. Deal mainline rail station is also just a few minutes' walk away and links to the High-Speed service to St. Pancras.

The Property

No. 30 is an attractive Edwardian bay-fronted terraced home that has been extensively refurbished throughout, while carefully preserving its original character and period charm. Tucked away in a highly desirable location, the property offers beautifully presented and well-proportioned accommodation arranged over two floors.

Upon entering, a welcoming hallway leads to an elegant dual-aspect sitting room positioned at the front of the property, featuring a retained central open fireplace and a large bay window that fills the space with natural light.

To the rear, the spacious open-plan kitchen/dining room has been thoughtfully designed in a contemporary neutral palette and benefits from a range of integrated appliances, generous storage, and attractive herringbone flooring. Large glazed double doors open directly onto the beautifully maintained south-facing garden, creating a bright and seamless connection between indoor and outdoor living.

Upstairs, a generous landing provides access to three spacious double bedrooms, all served by a

newly fitted, fully tiled bathroom suite finished with elegant, brushed gold accents. The principal bedroom is particularly generous in size and benefits from a bay-fronted window and integrated wardrobes.

Outside

The property is set back from the road behind a low retaining wall, with access leading to the entrance porch and front door.

To the rear, the enclosed south-west facing garden offers a private and low-maintenance outdoor space, thoughtfully arranged with a combination of patio and decorative pebbled areas. Mature shrub borders and climbing flowers provide colour and character throughout the seasons. At the rear of the garden, a timber shed offers useful external storage, alongside convenient pedestrian rear access.

On-street parking is available on a first-come, first-served basis.

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: C

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**



TOTAL FLOOR AREA : 1202 sq.ft. (111.6 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.
Made with Metroplan ©2025

Entrance Hallway
20' 9" x 3' 11" (6.32m x 1.19m)

Sitting Room
11' 9" x 11' 6" (3.58m x 3.50m)

Family Room
11' 7" x 10' 9" (3.53m x 3.27m)

Kitchen/Dining Room
20' 7" x 11' 7" (6.27m x 3.53m)

Landing
18' 5" x 4' 10" (5.61m x 1.47m)

Principal Bedroom
14' 9" x 11' 5" (4.49m x 3.48m)

Bedroom Two
11' 6" x 10' 9" (3.50m x 3.27m)

Bedroom Three
14' 2" x 11' 7" (4.31m x 3.53m)

Bathroom
8' 10" x 6' 4" (2.69m x 1.93m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

17 The Strand, Deal, Kent, CT14 7DY
t: 01304 381155
walmer@colebrooksturrock.com



colebrooksturrock.com



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.

Also in: Hawkinge • Saltwood • Sandwich