

14 Water Street
Deal, CT14 6DN
Guide Price £725,000

colebrooksturrock.com





14 Water Street

Water Street, Deal

A stunning Georgian townhouse offering contemporary style and historic charm in the heart of Deal.

Situation

Located just a stroll from the town centre, Water Street is a quaint and surprisingly quiet residential street, part of the Middle Street Conservation Area; an area characterised by narrow streets running up to the seafront and renowned for being awash with smugglers from as early as the 17th Century. Deal is now a traditional coastal town with a twist of the creative scene, boasting an award-winning high street with a pleasing mix of individual shops, restaurants and cafes, an attractive pebble seafront, Grade II listed pier and historic Tudor Castle. The town not only has plenty of period charm but also a flourishing local community. There is an ideal opportunity for outdoor pursuits and a two-mile promenade ideal for cycling and walking. The mainline railway station is a five-minute walk away, and offers a regular service to the high-speed Javelin link to London St Pancras.

The Property

Built in 1807, this stunning double-fronted Georgian townhouse occupies one of Deal's most popular locations. Beautifully presented, the current owners have skilfully blended contemporary style with historic charm to create an elegant and welcoming home. The newly refurbished kitchen perfectly combines style and practicality, featuring modern luxuries including Quooker taps, integrated charging points and ample storage. French doors open onto a beautifully stocked garden, offering year-round colour. A useful utility area and downstairs shower room with Japanese style toilet complete this impressive space. Two elegant reception rooms sit symmetrically either side of the entrance hall, while the basement provides a versatile, naturally lit space, ideal as a home office, bar or additional living area. On the first floor are three double bedrooms, each retaining stripped floorboards and sash windows. The family bathroom is equally impressive, featuring a marble bath surround, shower, clever storage, skylight window, and original jewel-coloured glass detailing.

Outside

Externally the property boasts a beautifully landscaped enclosed private garden enjoying a southerly aspect and an enviable outdoor kitchen area, ideal for entertaining. A pedestrian gate provides rear access and restricted on street parking is available on a first come first served basis, with residents permits available from Dover District Council.

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: TBC

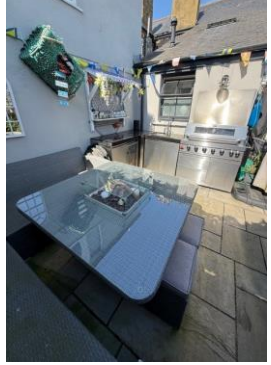
Agents Note

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.









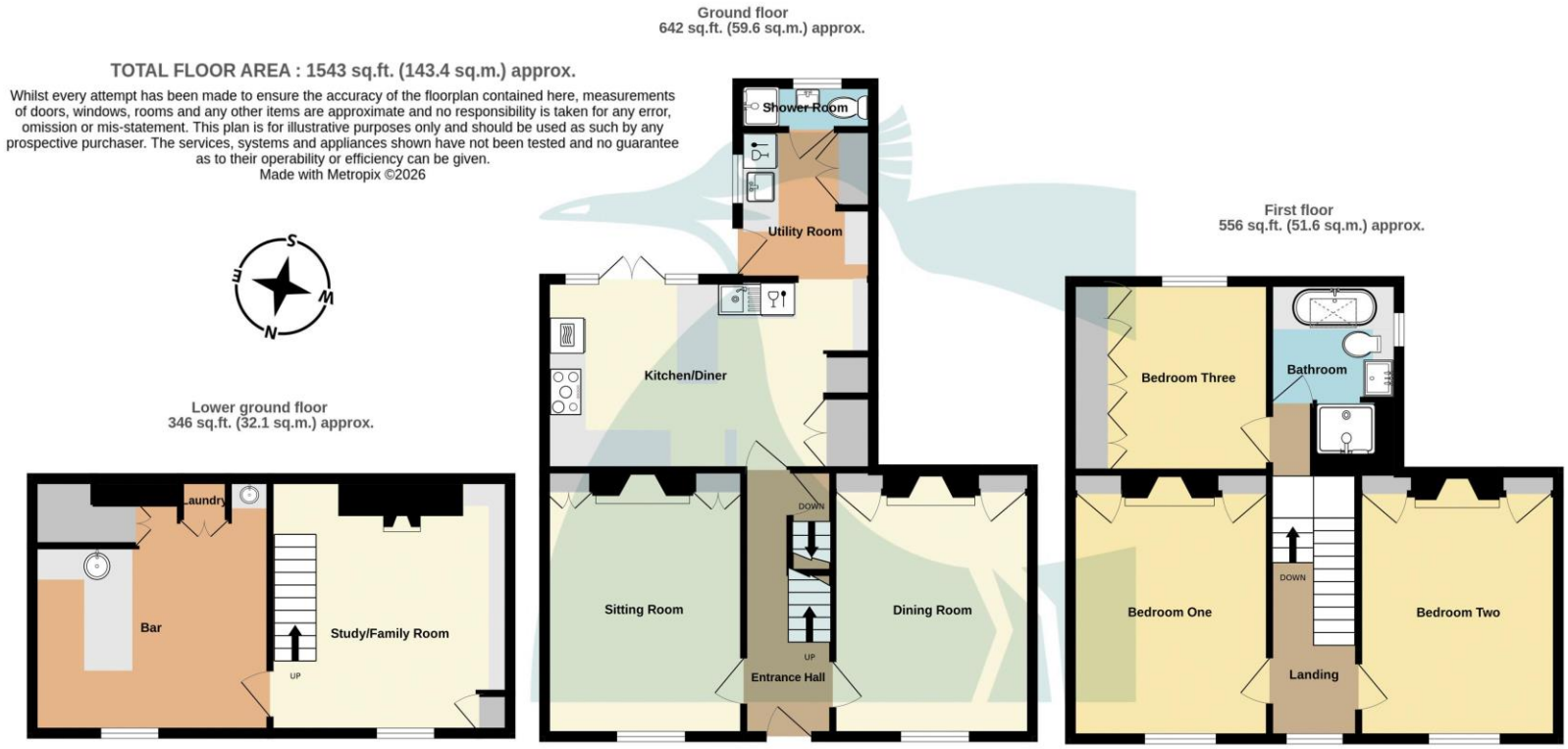








To view this property call Colebrook Sturrock on 01304 381155





Sitting Room
13' 4" x 11' 0" (4.06m x 3.35m)

Dining Room
13' 5" x 11' 0" (4.09m x 3.35m)

Kitchen/Breakfast Room
18' 2" x 10' 4" (5.53m x 3.15m)

Utility Room
8' 2" x 7' 5" (2.49m x 2.26m)

Shower Room
7' 4" x 2' 8" (2.23m x 0.81m)

Lower Ground Floor

Bar
13' 1" x Approx 12' 0" (3.98m x 3.65m)

Study/Family Room
13' 10" into recess x 13' 3" (4.21m x 4.04m)

First Floor

Bedroom One
13' 4" x 10' 10" (4.06m x 3.30m)

Bedroom Two
13' 4" x 11' 0" (4.06m x 3.35m)

Bedroom Three
10' 4" x 8' 9" (3.15m x 2.66m)

Bathroom
7' 2" x 7' 1" (2.18m x 2.16m) plus shower recess

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

naea | propertymark PROTECTED
arla | propertymark PROTECTED
The Property Ombudsman

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.