



32 The Grove
Deal, CT14 9TL
£459,950

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32 The Grove

Deal

A stunning Edwardian home combining period charm with exquisite design, 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

Situated in a highly desirable and peaceful location, this stunning Edwardian bay-fronted terraced home dating back to 1905 has been lovingly refurbished throughout whilst carefully preserving its original character. Immaculately presented both inside out, this fantastic family home combines modern style living with period charm and offers well-proportioned accommodation arranged over two floors. Upon entering, the striking hallway leads to an elegant sitting room positioned at the front of the property featuring a working fireplace and a large bay window that fills the space with natural light. An additional reception room leading off the hallway offers extra versatile space be it a separate living area, dining/playroom or home office. To the rear, the spacious open-plan kitchen/breakfast area has been thoughtfully designed and benefits from a range of integrated appliances as well as attractive Amtico flooring. Large glazed double doors open directly onto the beautifully maintained south-west facing garden, creating a bright and seamless connection between indoor and outdoor living. The cloakroom/WC is also situated to the rear of the property. Upstairs, a generous landing provides access to three light and spacious double bedrooms

all with feature fireplaces. The principal bedroom is particularly generous in size and benefits from a bay-fronted window and integrated wardrobe. The stunning bathroom boasts both a shower and bath and is decorated to the highest of standards. The landing also hosts access to the extensive loft room which has the potential to offer further living/storage space (subject to necessary consents).

Outside

Externally the property is set back from the road behind a low retaining wall and benefits from having a small garden area. To the rear, the enclosed south-west facing garden offers a private and low-maintenance outdoor space, thoughtfully arranged and beautifully landscaped with a combination of patio, decking and manageable plants. There's also convenient access to a pedestrianised pathway and a timber garden shed. Un-restricted 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: 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.

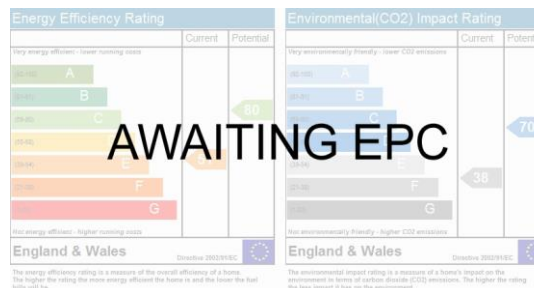


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First Floor Plan:

- Entrance Hall:** Features a staircase labeled "UP" and a door leading outside.
- Sitting Room:** A large room with a bay window and a door leading outside.
- Dining Room:** A large room with a bay window and a door leading outside.
- Kitchen:** Includes a sink, stove, and refrigerator. A door leads to the breakfast area.
- Breakfast Area:** A small room with a bay window and a door leading outside.
- Bathroom:** Includes a toilet and a bathtub. A door leads to the cloakroom.
- Cloakroom:** A small room with a door leading to the bathroom.

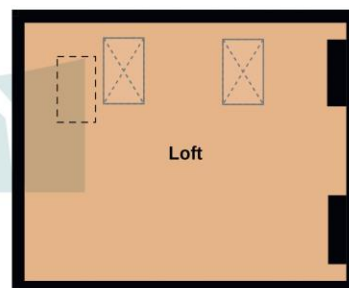
The floor plan shows a rectangular layout. At the top is a large yellow rectangle labeled 'Bedroom Three'. To its right is a circular feature with a compass rose and the text 'Wind direction or projection'. Below 'Bedroom Three' is a blue rectangle labeled 'Bathroom' containing a bathtub, toilet, and sink. To the left of the bathroom is a brown area labeled 'Landing' with a staircase and a 'DOWN' arrow. To the right of the bathroom is a large yellow rectangle labeled 'Bedroom Two'. Below the landing and bedroom two is a large yellow rectangle labeled 'Bedroom One'. The plan includes various doors, windows, and a compass rose indicating wind direction.



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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Loft
186 sq.ft. (17.3 sq.m.) approx.



13' 7" into bay x 11' 9" (4.14m x 3.58m)

11' 5" x 10' 9" (3.48m x 3.27m)

14' 4" x 11' 5" (4.37m x 3.48m)

8' 5" x 5' 1" (2.56m x 1.55m)

5' 6" x 2' 8" (1.68m x 0.81m)

14' 9" plus recess x 13' 6" into bay (4.49m x 4.11m)
narrowing to 11' 4" (3.45m)

11' 4" x 10' 8" (3.45m x 3.25m)

11' 4" x 10' 5" (3.45m x 3.17m) extending to 13' 6"
(4.11m)

9' 8" x 6' 2" (2.94m x 1.88m)

14' 10" to front of chimney stacks x 12' 2" (4.52m x 3.71m)



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