



18 Griffin Street
Deal, CT14 6LH
£895,000

colebrooksturrock.com



18 Griffin Street

Deal

An impressive Grade II Listed Georgian townhouse, with magnificent garden and single garage, in the heart of the conservation area.

Situation

Griffin Street is a charming and highly sought-after address in the heart of Deal's historic conservation area, known for its characterful streets leading down to the seafront and rich smuggling history. Part of the Middle Street conservation area — Kent's first, designated in 1968 — the setting showcases a mix of Georgian terraces and elegant Victorian homes near Deal Castle. Deal itself is a traditional seaside town with a vibrant, creative feel, offering an award-winning high street, a variety of independent shops, pubs, restaurants, and a strong sense of community. The town also features a pebble beach, a Grade II listed pier, and historic castles at Deal and Walmer. The mainline station provides direct high-speed links to London St Pancras in around 90 minutes. Importantly, this particular property also benefits from a garage — a rare and valuable feature in this prime central location.

The Property

This handsome and well-appointed Georgian Grade II Listed townhouse offers beautifully proportioned accommodation arranged over four floors, combining period charm with versatile living. The property retains a wealth of character and original features, creating a warm and welcoming atmosphere throughout. The ground floor features two distinct reception rooms, each with its own character, including a delightful sitting room overlooking the enchanting rear garden. The lower ground floor hosts a charming kitchen/breakfast room centred around an Aga, along with a doorway leading to a useful front cellar providing ample storage. Ascending through the property, the first floor offers a spacious bedroom with a separate adjoining shower room, along with an additional front reception room which provides flexible space for a sitting room, study, or further bedroom if required. The upper floor comprises two further bedrooms — one currently arranged as a sewing room — together with a family bathroom. A recent survey has been carried out on the property and returned in good order, particularly impressive given the age and character of this historic home, providing reassurance to prospective purchasers. Overall, this elegant Grade II Listed Georgian townhouse is beautifully presented and offers well-balanced accommodation across four floors, perfectly blending period features with practical and adaptable living space.

Outside

At the front, the property enjoys the advantage of a garage, measuring 16' 7" x 9' 5" (5.05m x 2.87m), an uncommon and highly prized feature within the Conservation area. To the rear lies a large sunny, south facing garden, enclosed by historic brick walls, perfect for garden parties and entertaining. The ornamental planting with colorful borders, a mature walnut tree and flowering cherry, provide a peaceful, leafy retreat and summer haven. A rear pedestrian access creates extra convenience.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ

Tenure

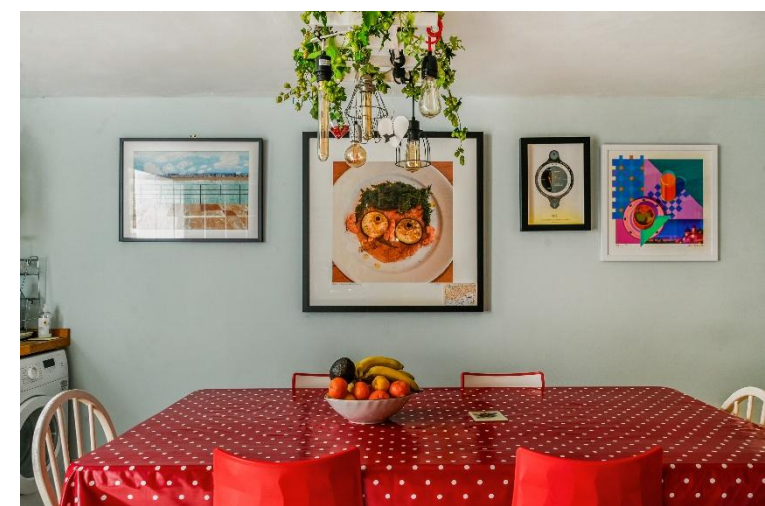
Freehold

EPC Rating: N/A

Current Council Tax Band: F

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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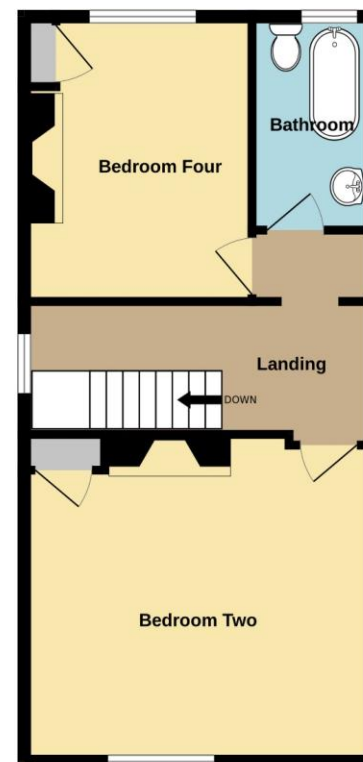
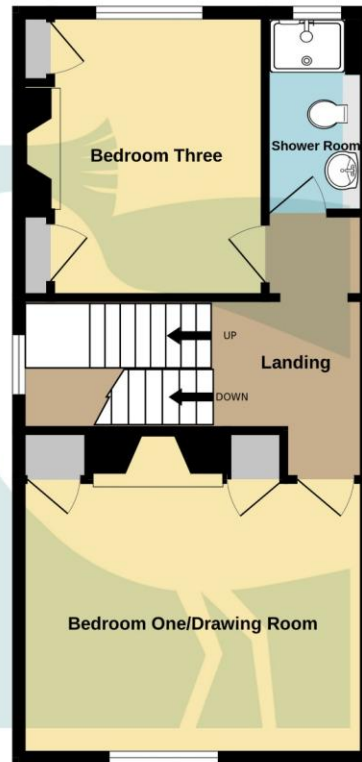
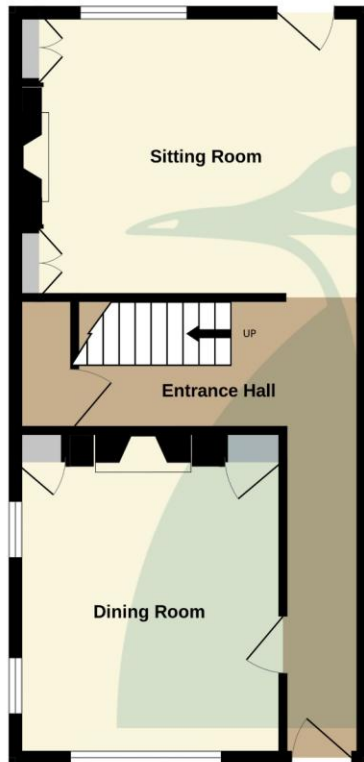
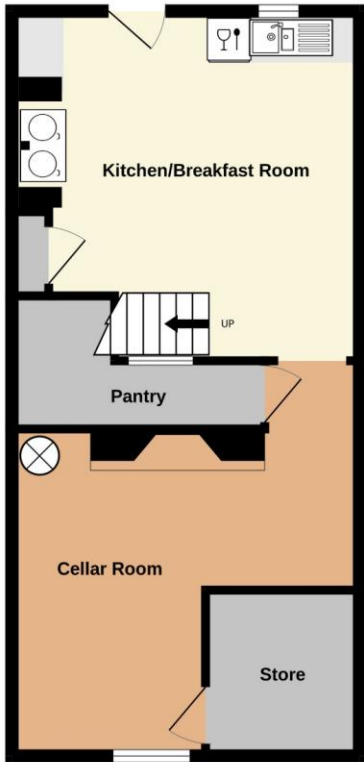


Lower ground floor
485 sq.ft. (45.1 sq.m.) approx.

Ground floor
484 sq.ft. (45.0 sq.m.) approx.

First floor
478 sq.ft. (44.4 sq.m.) approx.

Second floor
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1932 sq.ft. (179.5 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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Bedroom

10'0" x 11'9" (3.96m x 3.58m)

Living Room

14'4" into recess x 12'6" (4.67m x 3.81m)

Lower Ground Floor

Kitchen/Breakfast Room

5' inc. staircase x 12'4" (4.70m x 3.76m)

Cellar Room

Shaped 14'7" x 14'5" (4.44m x 4.39m)

Store

1'1" x 5'11" (2.11m x 1.80m)

First Floor

Bedroom One/Drawing Room

12'2" x 14'1" (4.62m x 4.29m)

Bedroom Three

11'1" x 9'5" (3.93m x 2.87m)

Lower Room

10'0" x 4'6" (2.66m x 1.37m)

Second Floor

Bedroom Two

13'3" x 13'9" (4.64m x 4.19m) plus recess

Bedroom Four

11'0" x 8'9" plus recess (3.98m x 2.66m)

Bathroom

8'0" x 5'0" (2.87m x 1.52m)

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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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