





The Beach House

101 Beach Street

Deal

Kent

CT14 6JQ

A beautifully refurbished Grade II house with uninterrupted views of the beach, pier and English Channel

- Town Centre and Station ¼ mile
- (London St Pancras 1hr 23mins)
 - Canterbury 19 miles
- (London St Pancras 58 minutes)
 - A2 (for M2) 8 miles
- Entrance Hall
- Cloakroom
- First Floor Drawing Room
- Sitting Room
- Large Family Kitchen/breakfast Room
- Utility Room
- Principal Bedroom & Shower Room Suite
- 2 Further Double/Twin Bedrooms
- Family Bathroom
- Single Bedroom
- Gas Central Heating



Viewing by appointment only

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Property Ref: SP1457 – 07.22

Situation

The picturesque seaside town of Deal has a rich history as one of the original Cinque Ports and a major port or landing stage for ships in the 16th to 19th Centuries.

From the seafront and Victorian pier there are superb, panoramic views over the Channel and the Goodwin Sands in the distance at low tide with the coastline of France clearly visible in good weather.

The town, together with Sandwich, 4 miles and Dover 7 miles, collectively provides extensive educational, recreational, shopping and cultural amenities. In particular Deal has seen a resurgence in small boutique restaurants and bars in recent years.

Residents' parking is available via Dover District Council on an annual permit basis. This includes parking directly opposite the house and within the town's municipal car parks.

The Cathedral City of Canterbury lies some 19 miles to the west and the property is also well placed for access onto the improved A258, providing a straightforward road journey to the A2, opening up the journey westwards and linking up with the national motorway network.

Sandwich, Deal and Dover Priory all benefit from the Javelin High Speed train services to London, which have reduced the journey time to approximately one hour and twenty minutes. For cross-Channel services, the port of Dover, the Eurotunnel Terminal at Cheriton and Ashford International for Eurostar are all within easy reach.

The area is well known for its famous golf courses, which include Royal Cinque Ports at Deal, and Royal St George's and Prince's at Sandwich.

Other sporting and recreational pursuits include walks

along the pier, extensive local coastal footpaths and bridleways, hockey at Polo Farm, first class cricket at Canterbury and sailing along the coast.

Description

The Beach House is a particularly fine Grade II Listed house standing within a prominent position within the Conservation Area on the junction of Beach Road and Oak Street, close to The Royal Hotel and Pier and within a short walking distance of all the amenities within the High Street.

This fine house retains much of the original character of the period with panelled doors, high ceiling, three quarter length sash windows and well proportioned rooms, augmented by modern plumbing and electrical systems, an excellent kitchen and up to date bathrooms and shower rooms.

On entering the front door there is an entrance hall with laminated wood floor, gas and electricity meter cupboards and doors to a utility room with plumbing for washing machine.

From the hall, double doors open to the sitting room with a laminated wood floor, a brick fireplace (closed), excellent sea views via full-length sash windows and opening to the large family kitchen/breakfast room.

This also retains a wood floor and enjoys a double aspect with views of the front facades of the houses along Beach Street and also out to sea. The room is exceptionally well proportioned and features a well-fitted range of wall and floor units with double Belfast sinks and wood work surfaces, integrated appliances including fridge, freezer and dishwasher.

There is a large, matching island unit with electricity point and range with 6-ring gas hob and two ovens. There is also space for a large dining table and chairs.

A door to the rear opens to an inner staircase hall with balustraded staircase to first floor and cloakroom.

From the first floor landing there are doors to the excellent first floor drawing room , again a double aspect room with views along Beach Street and also out to sea. This room retains a fireplace (closed).

From the drawing room, a door opens to a single bedroom with direct views out to sea.

Returning to the first floor landing, a further door opens to a fully equipped bathroom with panelled bath with shower, low level WC, wash basin and heated towel rail.

A further door opens to a large double bedroom with sea views and en suite dressing room with Ideal gas-fired central heating and domestic hot water boiler.

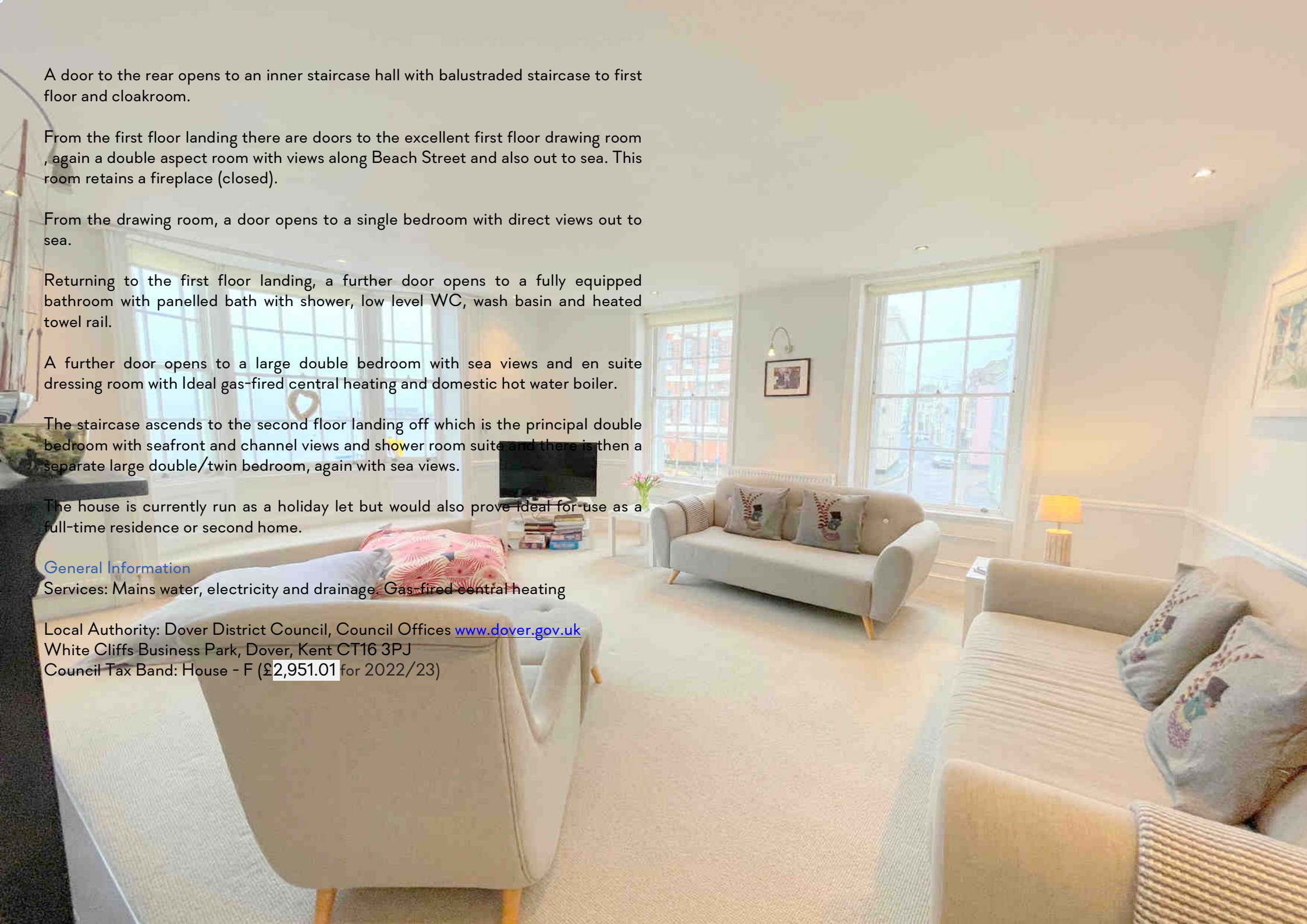
The staircase ascends to the second floor landing off which is the principal double bedroom with seafront and channel views and shower room suite and there is then a separate large double/twin bedroom, again with sea views.

The house is currently run as a holiday let but would also prove ideal for use as a full-time residence or second home.

General Information

Services: Mains water, electricity and drainage. Gas-fired central heating

Local Authority: Dover District Council, Council Offices www.dover.gov.uk
White Cliffs Business Park, Dover, Kent CT16 3PJ
Council Tax Band: House - F (£2,951.01 for 2022/23)







OAK STREET

MIDDLE
STREET
FISH BAR
&
LICENSED
RESTAURANT

