



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

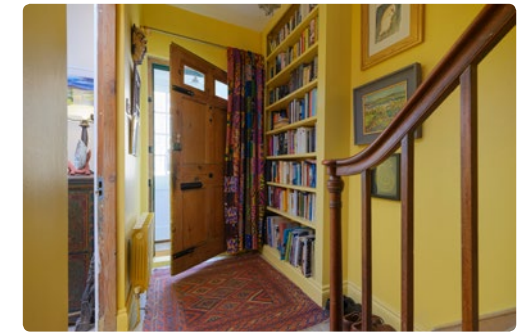
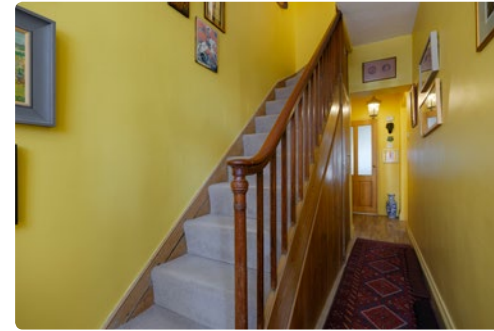
www.foundationestateagents.co.uk



35 Victoria Road, Deal, CT14 7AY

3 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



35 Victoria Road, Deal, CT14 7AY

- Georgian Three Bedroomed Terrace
- Rich In Character & Period Features
- Aesthetically Enhanced Throughout
- Creative Farrow & Ball Décor
- Two Receptions & Delightful Garden Room
- Bay Fronted Façade & Elegant Entrance Lobby
- Driveway & Charming Walled Garden
- Moments From The Seafront & High Street

HISTORY:

Victoria Road marked the boundary of the great Naval Yard and was a high-class residential area for the town's most rich and influential residents. The houses originally had a view of the Naval Yard and sea and Downs. When the dockyard closed in 1863, the area was developed into a residential estate which became known as Victoria Town and Prospect Place took on its current name, Victoria Road.

Deal castle is just moments from the property and is rich in history and interesting architecture. Built by King Henry VIII and it is one of the finest Tudor artillery castles in England. Close to Deal is Walmer, also steeped in history, and a possible location for Julius Caesar's first arrival in Britain. Deal became a 'limb port' of the Cinque Ports in 1278, and grew into the busiest port in Britain; today it is a seaside resort and its quaint streets and houses are a reminder of its history.

SITUATION:

The property is ideally located, right in the heart of Deal, moments from the beach, restaurants, galleries, cafes, bars, antique shops, independent retailers and mainline station with direct links Ashford & London St Pancras. There is a well-established market on Saturdays offering artisan foods, local produce, flowers, vintage clothing and bric-a-brac. The town has a strong independent retail sector along with several more widely known shops in the town centre. The popular Astor Theatre offers musical performances, live theatre, exhibitions, movies, classes and clubs.

Down Sailing Club is nearby and offers a family atmosphere providing a safe and fun environment in which to develop your sailing skills. There is also a non-League football club, Deal Town FC, which plays at The Charles Sports Ground and a rugby club, Deal & Betteshanger Lions, who play at the old RM Drill Field off Canada Road.



DESCRIPTION:

An elegantly presented three-bedroom Georgian terrace, situated on the sought-after Victoria Road, just moments from the seafront and Deal's bustling High Street.

Thought to have been built in 1760, this enchanting property exudes period charm, with original features flourishing throughout. Stripped doors, open fireplaces, and an oak balustrade are just a few of the characterful details you can expect to find. The charming facade boasts Georgian bay windows and a wooden-framed entrance lobby that frames the handsome front door.

The current owner has artistically presented the property with a bold palette of Farrow & Ball colours, installed column radiators, and made several improvements to both bathrooms. Externally, the walled garden has also been significantly enhanced with evergreen borders and young trees.



The entrance hall features an elegant staircase and ample storage. To the right, there is a bay-fronted sitting room with a fireplace, dressed in an intricate mantle, and original cupboards set either side.

At the rear of the property, the space is partially open, with a living area leading into the kitchen, which overlooks the conservatory through a large opening.

The kitchen is fitted with a stainless-steel unit surrounding all main appliances, including plenty of shelving, and a sink with mixer taps. In the conservatory, the space is configured as a dining area, with bi-fold doors connecting the beautiful west-facing garden.

The ground floor is further enhanced by a recently installed wet room. Upstairs, there are three double bedrooms and a beautifully appointed family bathroom.

The largest bedroom features a bay window looking out to the front and an original fireplace with decorative tiles. The smallest bedroom leads into a utility cupboard, ideal for keeping laundry appliances.

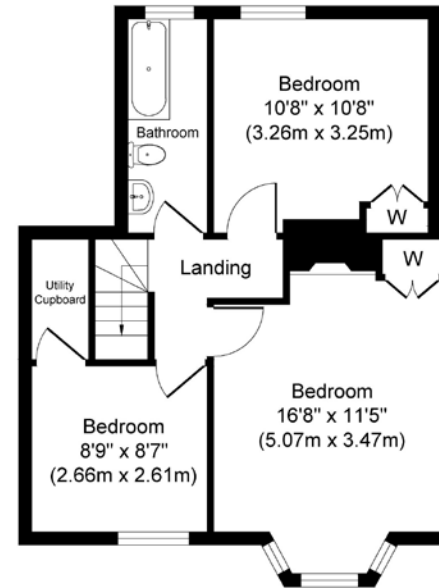
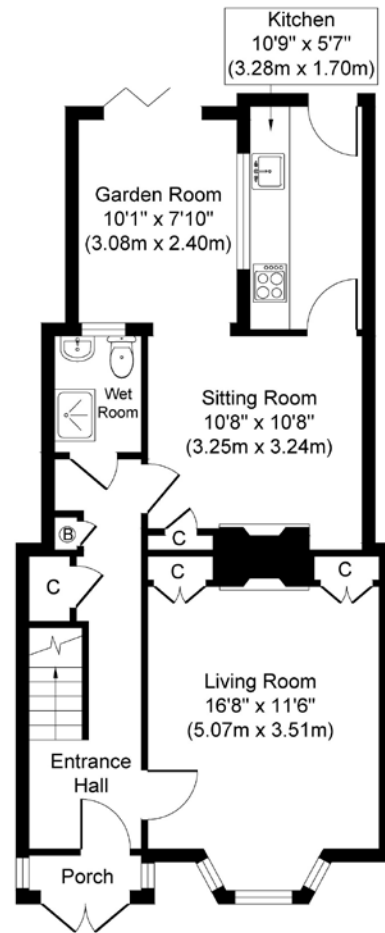
OUTSIDE:

To the front, the property is bordered by colourful flower beds, with a driveway that includes an EV charging point.

The rear walled garden is beautifully landscaped, with evergreen borders enclosed by sleepers surrounding the patio area, which offers ample space for enjoying the afternoon and evening sunshine.







TOTAL FLOOR AREA: 1014 sq. ft (94 sq. m)



EPC RATING
C



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

