



61 Victoria Road
Deal | Kent | CT14 7AY

FINE & COUNTRY

Step inside

61 Victoria Road

Only a few minutes' walk from Deal town centre and directly opposite Deal Castle and the seafront, is this very elegant four storey Victorian townhouse. Not only is it in a wonderful location but it is also set well back from the road with a large front garden and has the added bonus of a double garage and off road parking for two cars. This is accessed from Hope Road at the rear of the property and, having your own parking facility, is a great advantage in this part of Deal.

Although the property has been sensitively modernised, it retains many original and period features including bay and sash windows, high ceilings, wood flooring, attractive cornicing and coved ceilings, dado and picture rails, high skirtings, beautiful ceiling roses and the original staircase as well as fireplaces in many of the rooms.

The house is approached via a wrought iron pedestrian front gate with a long path leading to steps up to the entrance. The path is bordered by hedging, the front lawn and shrub beds that back onto a brick wall. The period front door opens into a long hall with access to a shower room and the very elegant and open plan lounge and sitting room, currently two rooms with two beautiful marble surround cast iron fireplaces, a bay window with views towards the sea and the castle and original folding doors between the two areas so you can close them off have it open and double aspect. This is great for parties when the folding doors are open but when they are closed you can enjoy a cosy space while watching TV or reading a book.

On the lower ground floor there is a cloakroom and a well-proportioned dining room with a bay window, a fireplace flanked by half height cupboards, additional period features and external French doors to the front of the property. Next door is the large contemporary kitchen with attractive slate flooring, a Rangemaster cooker and shaker style units with granite worktops incorporating a dishwasher while the adjacent utility room includes stand-alone appliances, a new tank and boiler cupboard as well as a door to the rear garden.

The half landing leading to the first floor includes a walk-in store cupboard that could always be converted into a shower/cloakroom, while the first floor landing has access to a single bedroom and two double bedrooms. One double has fitted shelving and a bay window with sea views and the other has a fireplace and a fitted cupboard.

The split level second floor has a cloakroom half-way up the stairs while the landing is large enough to have a seating area and includes access to the insulated and boarded attic. There is a fabulous contemporary bathroom with a large bath, separate shower and vanity basin as well as a very large double bedroom with fitted wardrobes and views over the rear garden and a second double with lovely views to the sea and glimpses of the castle through the trees.

The easily maintained rear garden includes a large patio for outdoor entertaining and a lawn surrounded by shrub borders with a pathway leading to the rear gate, the double garage and parking area.





Seller Insight

“ I love Deal with its plethora of quaint streets, period properties, excellent restaurants including the Dining Club, The Blue Pelican and Little Harriet's tea rooms and a raft of attractive independent shops as well as the Saturday market and the seafront with its historic pier.

As the house is only a short stroll from the high street and even closer to the seafront, we have access to all these facilities without having to take the car out. However, even though we are so close to the town centre, because our home is so far back from the road, it is very quiet and peaceful. We have lived here for over 20 years and have always loved the character of our home. Although we have updated it to be comfortable for modern day living, we have retained all the wonderful period features that make it so special. It will be a wrench to leave but it is time to downsize.

As far as education is concerned there are excellent primary schools in the area including Warden House, rated Outstanding by Ofsted, while excellent grammar schools are available in Dover, Sandwich, Ramsgate and Canterbury with first class private schools in Dover, Ramsgate and Canterbury. These are easily accessible by train from Deal station, which is only an eight minute walk from the property. The station is also useful for commuters as the fast train can whisk you to London in under an hour and a half and, if you want a trip to the Continent, there is easy access to Dover docks and the Channel Tunnel.

For sporting aficionados there are a number of clubs available in Deal and Walmer including rugby, bowls, tennis and croquet as well as the Tides leisure centre, the Downs Sailing club and the rowing club. While for golfing enthusiasts the Royal Cinque Ports and Kingsdown and Walmer golf clubs might beckon or, if you want to go slightly further afield, there are the championship golf courses in Sandwich.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road:	
Deal Station	0.6 miles (0.4 miles walking)
Dover Docks	9.5 miles
Channel Tunnel	19.8 miles
Canterbury	17.6 miles
Charing Cross	83.7 miles
Gatwick	86.6 miles
By Train from Deal	
St. Pancras	1hr 28 mins
Charing Cross	2hr 03 mins
Victoria	1hr 51mins
Dover Priory	18 mins
Sandwich	6 mins
Canterbury West	59 mins

Leisure Clubs & Facilities

Downs Sailing Club	01304 361932
Deal and Betteshanger Rugby Club	01304 365892
Deal Bowling Club	01304 374701
Dover Athletic Football	01304 822373
Walmer and Kingsdown Golf Club	01304 373256
Royal Cinque Ports Golf Club	01304 374007
Royal St. George's Golf Club	01304 613090
Prince's Golf Club	01304 611118
Tides Leisure centre	01304 373399

Healthcare

The Balmoral Surgery
The Cedars Surgery
St Richards Road Surgery
Buckland Hospital

Education

Primary Schools:
Warden House
The Downs Primary
Deal Parochial School
Dover College Junior
Secondary Schools:
Dover Grammar School for Boys
Dover Grammar School for Girls
Sir Roger Manwood's Grammar
Dover College
Duke of York's Military School
Kings School Canterbury
St Edmunds
Kent College
St Lawrence Senior
King's School, Canterbury
Kent College
St Edmunds

01304 373444
01304 873341
01304 369777
01304 222510

01304 375040
01304 372486
01304 374464
01304 205969

01304 206117
01304 206625
01304 610200
01304 205969
01304 245024
01227 595501
01227 475000
01227 763231
01843 808080
01227 595501
01227 763231
01227 475000

Entertainment

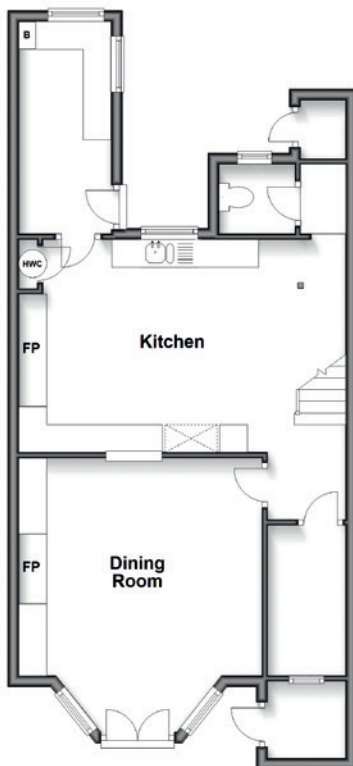
Dunkerleys Hotel	01304 375016
The Royal Hotel	01304 375555
Victuals and Co	01304 374389
The Dining Club	01304 373569
81 Beach Street	01304 368136
Little Harriet's tearooms	01304 369748
The Blue Pelican	01304 783162

Local Attractions / Landmarks

Walmer Castle
Deal Castle
The White Cliffs of Dover and Samphire Hoe
Betteshanger Country Park
Deal Pier
Knights' Templar Church, Dover
Saturday market Deal

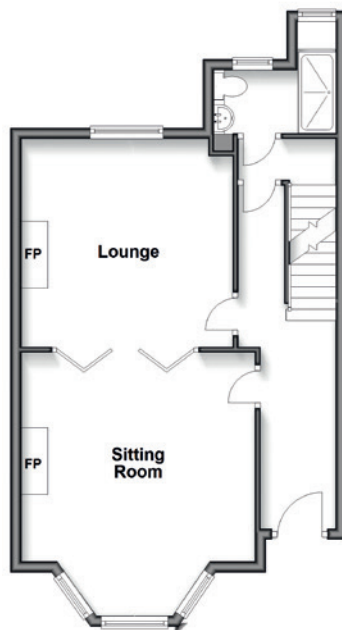
Lower Ground Floor

Approx. 60.4 sq. metres (650.4 sq. feet)



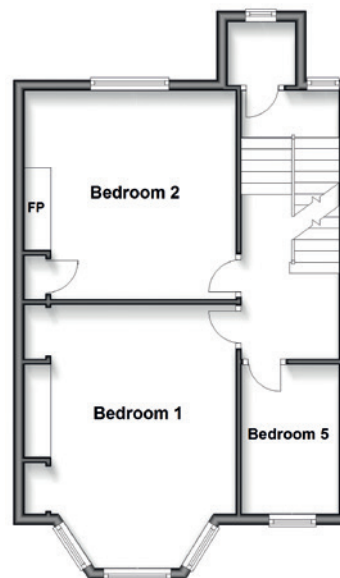
Ground Floor

Approx. 50.9 sq. metres (548.2 sq. feet)



Split Level First Floor

Approx. 50.0 sq. metres (538.3 sq. feet)



Split Level Second Floor

Approx. 47.8 sq. metres (514.2 sq. feet)



Outbuilding

Approx. 27.0 sq. metres (290.4 sq. feet)



GROUND FLOOR

Entrance Hall

Shower Room

Sitting Room

Lounge

15'7 x 14'1 (4.75m x 4.30m)

12'7 x 11'9 (3.84m x 3.58m)

LOWER GROUND FLOOR

Cloakroom

Rear Lobby

Kitchen

Utility Room

Dining Room

17'0 x 12'2 (5.19m x 3.71m)

13'4 x 5'5 (4.07m x 1.65m)

14'1 x 12'10 (4.30m x 3.91m)

SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 5

Store Room

16'1 x 11'4 (4.91m x 3.46m)

12'11 x 12'8 (3.94m x 3.86m)

9'7 x 6'0 (2.92m x 1.83m)

SPLIT LEVEL SECOND FLOOR

Landing

Cloakroom

Bedroom 3

Bedroom 4

Bath/Shower Room

12'4 x 11'4 (3.76m x 3.46m)

13'4 x 9'3 (4.07m x 2.82m)

9'2 x 8'1 (2.80m x 2.47m)

OUTSIDE

Rear Garden

Front Garden

Driveway

OUTBUILDING

Double Garage

20'0 x 16'8 (6.10m x 5.08m)

Council Tax Band: D
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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