



353 London Road
Deal | Kent | CT14 9PS

FINE & COUNTRY



Step inside

353 London Road

This substantial detached five bedroom property was originally built in the 1930s for the assistant manager of the Betteshanger colliery and still retains some interesting Art Deco features. It is full of potential for new owners to create their special home and it nestles in a very large plot of 0.4621 of an acre including a large and attractive rear garden. The house is set about 65ft back from the road and approached via a gravel drive providing off road parking for a couple of cars and flanked by a front lawn, high hedging and large trees. With its cream exterior, leaded light windows and high chimney stack it reflects a bygone era and this is echoed when you cross the threshold and walk into the hall that has original terracotta floor tiling.

Other period features including dado rails and picture rails can be found in many of the rooms including in the charming snug/study with white painted floorboards, a gas fire and a pair of fitted recessed arched bookshelves with cupboards underneath. The large, dual aspect sitting room with its oak flooring, built in shelving and a fireplace with a log burner is just the place to relax, particularly when it also has four bi-folding doors that enable you to see the size of the impressive rear garden and where you can wander out onto the terrace on a warm sunny day. There are also glazed double doors to the formal dining room with its York stone fireplace and log burner and when these doors are open it makes a great overall space for entertaining.

A good sized country style kitchen/breakfast room is just waiting to be upgraded and currently includes a built in oven and hob as well as an adjacent cloakroom and a back door to the garden. Upstairs there is a family shower room with an enormous shower and five double bedrooms including bedroom 1 with a fitted wardrobe and a modern en suite shower as well as an inner landing with a built in dresser.

However the 'star of the show' has to be the rear garden with its terrace, large lawn areas interspersed with gorgeous shrubs and mature trees with a wild area at the end of the garden that is ideal for children to play hide and seek and for dogs to run around.



Seller Insight

“ We have lived in this lovely family home for the past 37 years but feel it is now time to downsize but we love Deal so we won't be moving far. It has been a wonderful place to bring up our children and we hope that another family will be able to enjoy it as much as we have and be able to update it to suit their own individual requirements as it has all the basics – a convenient location with easy accessibility to the town, large rooms and a special garden.

Deal is a delightful town with a wonderful selection of individual shops, the seafront with its historic pier, Saturday market, hotels, bars and restaurants while Tides swimming pool complex is not far away. There is the Kingsdown and Walmer and the Royal Cinque Ports golf clubs for golfing enthusiasts and if you want to go slightly further afield there is also the championship courses at Royal St George's and Princes. If sailing is your interest there is the Downs Sailing Club with its clubhouse along the Strand at Walmer. You will find good primary schools in the area with Warden House Primary rated Outstanding by Ofsted, while both Dover and Sandwich offers excellent grammar school facilities. The mainline station provides access to the high speed train to Ashford and London.”*



* 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 Information

By Road	
Deal Station	1.1 miles
Dover Docks	8.9 miles
Channel Tunnel	25.2 miles
Canterbury	17.8 miles
Charing Cross	85.5 miles
Gatwick	90.1 miles

By Train from Deal

St. Pancras	1hr 25 mins
Canterbury East	49 mins
Canterbury West	47 mins
Charing Cross	2hrs 3 mins
Victoria	1hr 51 mins
Ashford International	46 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	01304 373444
The Cedars Surgery	01304 873341
St Richards Road Surgery	01304 369777
Buckland Hospital	01304 222510

Education

Primary Schools:

Warden House Primary	01304 375040
The Downs Primary	01304 372486
Deal Parochial School	01304 374464
Dover College Junior	01304 205969
Duke of York's Military School	01304 245024

Secondary Schools:

Dover Grammar School for Boys	01304 206117
Dover Grammar School for Girls	01304 206625
Sir Roger Manwood's Grammar	01304 610200
Dover College	01304 205969
Duke of York's Military School	01304 245024

Entertainment

Dunkerleys	01304 375016
The Royal Hotel	01304 375555
Whits of Walmer	01304 368881
Victuals and Co	01304 374389
The Coastguard	01304 853051
The White Cliffs Hotel	01304 852229

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	
The Astor Community Theatre	01304 370220

Ground Floor

Approx. 120.3 sq. metres (1294.9 sq. feet)



GROUND FLOOR

Entrance Hall	
Snug/Study	12'3 x 12'2 (3.74m x 3.71m)
Kitchen/Breakfast Room	17'0 x 10'9 (5.19m x 3.28m)
Cloakroom	
Dining Room	18'9 x 12'7 (5.72m x 3.84m)
Sitting Room	23'8 x 13'2 (7.22m x 4.02m)

FIRST FLOOR

Landing	
Shower Room	
Bedroom 1	16'8 (in to bay) narrowing to 13'2 x 11'3 (5.08m narrowing to 4.02m x 3.43m)
En-suite Shower Room	
Bedroom 3	12'8 narrowing to 7'9 x 11'5 (3.86m narrowing to 2.36m x 3.48m)
Bedroom 2	13'9 x 13'3 (4.19m x 4.04m)
Bedroom 4	14'2 x 9'6 (4.32m x 2.90m)
Bedroom 5	11'4 x 9'6 (3.46m x 2.90m)

First Floor

Approx. 108.4 sq. metres (1166.9 sq. feet)



OUTSIDE

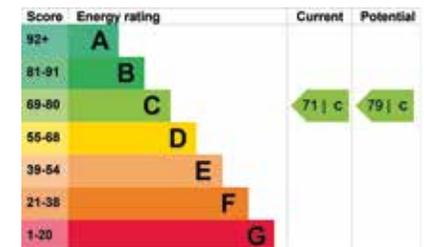
Rear Garden	
Driveway	
Garage	18'0 x 9'6 (5.49m x 2.90m)

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EPC Rating: C

Council Tax Band: F

Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed





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