



Deal

357 London Road, Deal, Kent, CT14 9PS

A substantial and dramatically remodelled family home occupying a generous and private plot, conveniently positioned for access to the seafront (1.2 miles), schools, shops and amenities, bus routes and Deal mainline railway station (1.1 miles).

The property has been the subject of significant extension and refurbishment, with the addition of a striking extension to the rear elevation with a mono-pitch roof clad in Iroko timber, and now provides luxuriously appointed living space finished to an exacting standard throughout.

The largely open-plan accommodation extends to 3,063 sq ft (284 sq m) and is presented in enviable style. The ground floor is arranged to provide a generous entrance hall, sitting room, study, a large open-plan living room with polished concrete flooring, a contemporary kitchen, a utility room and a cloakroom.

To the first and second floors there are four double bedrooms and four bathrooms (three en-suite). Air conditioning has been installed in each of the bedrooms, as well as the sitting room.

An expanse of glazing unites the principal living areas with the beautifully landscaped gardens which extend to 192 ft (50m) and incorporate a natural stone terrace, a gazebo with hot tub, and a garden studio. A driveway and integral garage provide off street parking for numerous vehicles.

Location

The property sits back from London Road and is conveniently situated for access to the mainline railway station and local schools. It is also on a level approach to the bustling town centre offering an excellent range of individual shops, restaurants, cafes and bars. The town also enjoys a long promenade stretching along the shingle beaches, a charming conservation area and a variety of tourist attractions including two castles, a weekly market and golf courses.

The mainline railway station at Deal provides frequent services to London, (Victoria) approximately 1 hour 56mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 1 hour 43mins. The A256 is accessible providing a dual carriageway link to the M2/A2 giving access to the ports and connecting motorway network.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

- **Entrance Hall**

29'5" x 11'11" (8.98m x 3.65m)
at maximum points.

- **Sitting Room**

14'4" x 13'1" (4.38m x 4.00m)
at maximum points.

- **Living Room Open-Plan to Kitchen**

38'11" x 20'0" (11.86m x 6.10m)
at maximum points.

- **Study**

14'5" x 13'3" (4.40m x 4.05m)
at maximum points.

- **Utility Room**

12'6" x 6'11" (3.81m x 2.11m)
at maximum points.

FIRST FLOOR

- **Landing**

- **Bedroom 1**

14'10" x 13'3" (4.51m x 4.05m)
at maximum points.

- **En-Suite Bathroom**

- **Bedroom 3**

14'8" x 13'3" (4.48m x 4.05m)
at maximum points.

- **En-Suite Shower Room**

- **Balcony**

17'6" x 2'8" (5.33m x 0.81m)
at maximum points.

- **Bedroom 4**

12'2" x 12'0" (3.71m x 3.66m)
at maximum points.

SECOND FLOOR

- **Bedroom 2**

14'1" x 12'0" (4.30m x 3.67m)
at maximum points.

- **En-Suite Bathroom**

OUTSIDE

- **Integral Garage**

18'11" x 12'6" (5.77m x 3.81m)

- **Rear Garden**

192" x 50' (58.52m x 15.24m)
at maximum points.

- **Garden Studio**

15'8" x 8'0" (4.78m x 2.44m)
at maximum points.



















Viewing

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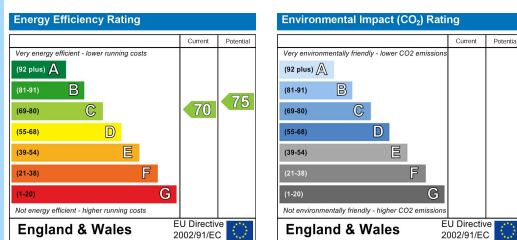
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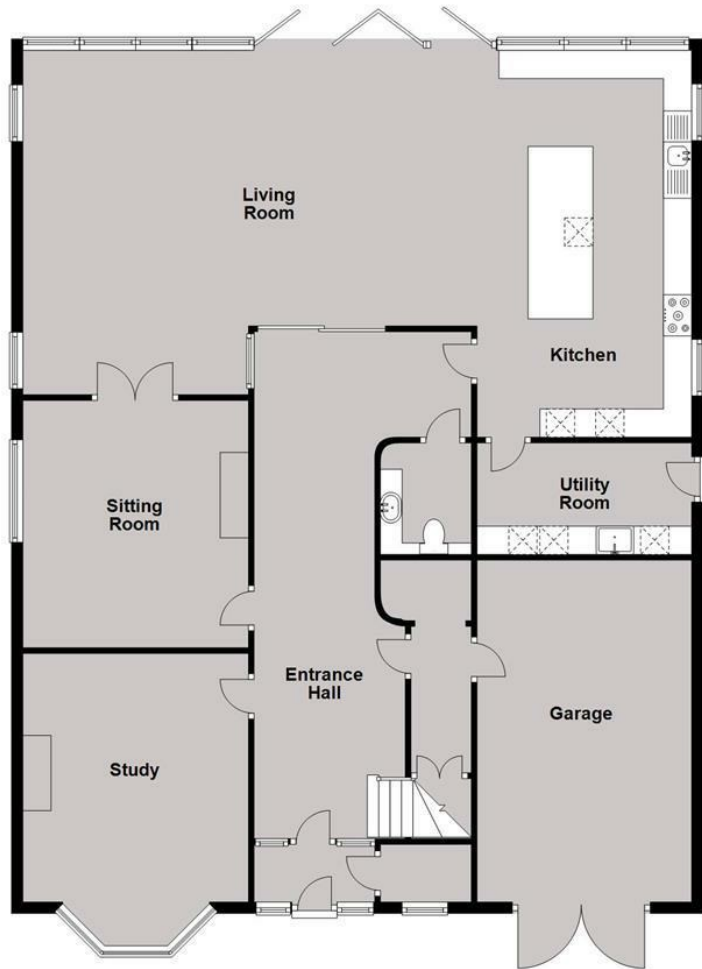
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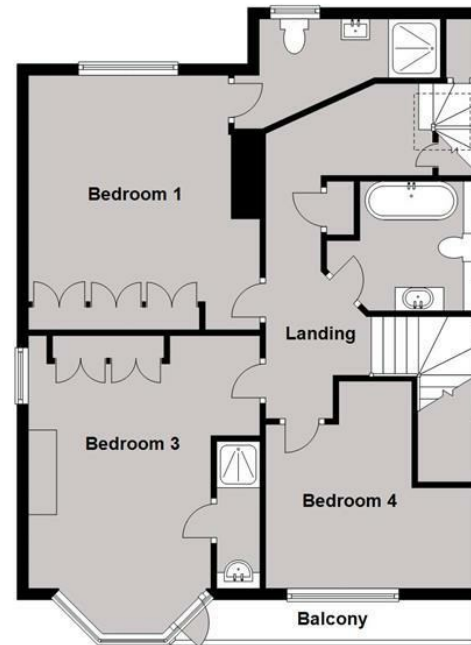
Ground Floor

Approx. 178.8 sq. metres (1925.0 sq. feet)



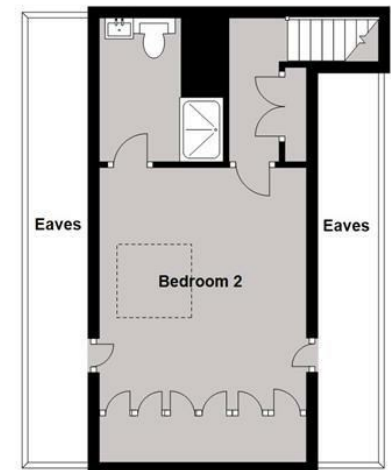
First Floor

Approx. 75.9 sq. metres (816.8 sq. feet)



Second Floor

Approx. 29.9 sq. metres (321.8 sq. feet)



Total area: approx. 284.6 sq. metres (3063.6 sq. feet)

...for Coastal, Country & City living.