



# 1a Brewer Street

Deal, Kent



## A beautifully curated Grade II listed three-bedroom home, moments from the sea

The property has been recently refurbished with a focus on creating light, airy rooms with style and character, imbuing a sense of comfort and calm. Set in the heart of Deal's renowned Conservation Area, the beach is just a short distance away.



**1 RECEPTION ROOM**



**3 BEDROOMS**



**2 BATHROOMS**



**RESIDENT PERMIT PARKING**



**BIN STORE**



**FREEHOLD**



**TOWN**



**1,037 SQ FT**



**GUIDE PRICE  
£595,000**

### The property

Recently renovated, 1a Brewer Street is a characterful Grade II listed period property situated in the heart of the Conservation Area, just 500 ft from the pebbled seafront and a short distance from the station.

The dark green Victorian front door opens into a bright entrance hall, with a roomy cloakroom complete with a French enamel sink and barrel chrome taps. Bespoke wooden and glass doors made by a local craftsman lead through to the airy kitchen/sitting/dining room. Solid oak floorboards run throughout the ground and first floor, traditionally laid using hand-forged nails. The space has a combination of handmade sash and casement windows, which can be thrown open on warmer days, and allow the sun to stream through into the space which, in years gone by, was a Victorian theatre.

The bespoke solid wood kitchen is pared-back in style and painted in Farrow & Ball Pantalon, with thick oak work tops. There is a new electric AGA 60 coated in a vitreous enamel finish, and a large Butler sink with

brass taps. Currently dressed with a long fruit wood table, the dining area is ample for 6 guests. There is a sofa and armchairs in a cosy corner, flanked with bespoke solid wood cupboards, perfectly hiding a television and little bar.

Stairs covered with Crucial Trading sisal rise to the first-floor landing, off which there are three beautifully appointed bedrooms, each with a sash window dressed in Liberty fabrics. The principal bedroom benefits from an en-suite shower room, complete with handmade tiles from Bert & May. The wood panelled family bathroom has a deep cast iron roll-top bath for long soaks, atop striking and traditional black and white encaustic tiles.



## Outside

1a Brewer Street is in a tucked away setting, within striking distance of the town's famous shingle beach and the pier.

Parking is available in designated car parks and bays along Beach Street, via a resident parking permit scheme. Full details of the scheme are available on the Dover District Council website.

There is a useful bin store which is accessed via an external door at the front of the property.

## Location

The property is situated close to Deal's pier, which stretches for a quarter of a mile into the English Channel, and a beautiful stretch of pebble beach extending to Sandwich Bay in one direction and Kingsdown Cliffs in the other. The property is enviably situated close to the picturesque and quaint town centre which has an award-winning High Street with a good selection of independent boutique shopping, cafés, public houses and restaurants.

The neighbouring towns of Sandwich, Dover and Canterbury are easily accessed via the A2 and A258 and together provide a comprehensive range of services. There is a good selection of schools in both state and independent sectors.

The area offers plentiful outdoor pursuits with lovely coastal cliff walks, fishing, sailing, water sports and a trio of world class golf courses: Royal Cinque Ports, Princes and Royal St George's (an Open Championship venue) Golf Clubs.

Deal station provides direct High Speed routes to London, whilst Dover Priory offers a journey time of just over an hour to London St Pancras. Access to the Continent is excellent via the Port of Dover and Eurotunnel.



## Distances

- Sandwich 6.4 miles
- A2 (London-Dover road) 6.8 miles
- Port of Dover 8.9 miles
- Canterbury 18 miles
- Eurotunnel 20 miles

## Nearby Stations

- Deal
- Walmer
- Sandwich

## Key Locations

- Deal Castle
- Walmer Castle and Gardens
- The Astor Theatre
- Linden Hall Studio
- Dover Castle
- Updown Farmhouse
- The White Cliffs of Dover



## Floorplans

House Internal area 1,037 sq ft (96 sq m)

For identification purposes only.

## Directions

CT14 6JH

**what3words:** ///nest.bride.quiet - brings you to the property

## General

**Local Authority:** Dover District Council

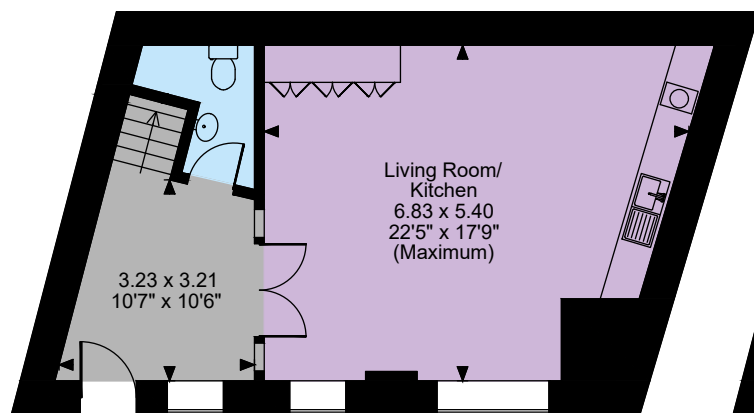
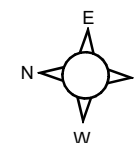
**Services:** All mains services. Gas heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

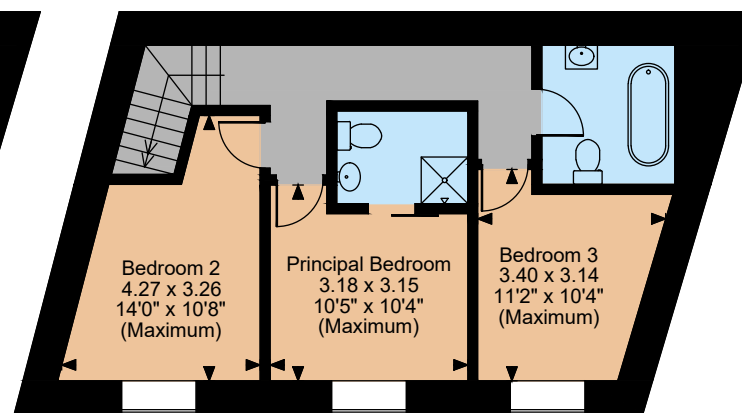
**Council Tax:** Band D

**EPC Rating:** To be confirmed

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8657026/SS

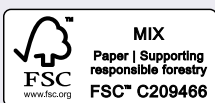
**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

## Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

**01227 473700**

canterbury@struttandparker.com  
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.

