



102 Middle Street  
Deal, Kent



## One of the finest period properties in Deal's Conservation Area, less than 500ft from the seafront

An unlisted, double-fronted period house with a collection of beautifully curated and elegant rooms. Situated in the prime town centre Conservation Area and just a short distance from the seafront, beach, high street and station.



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**4 BATHROOMS**



**RESIDENT PERMIT PARKING**



**GARDEN**



**FREEHOLD**



**TOWN CENTRE**



**4,110 SQ FT**



**GUIDE PRICE  
£1,850,000**



### The property

102 Middle Street is a notable and historic house set in the heart of Deal's Conservation Area. Records indicate that a building has stood on the site since the mid-19th century, having served variously as a hotel, auction venue, scout hall, and antique store before being converted into a private home in 1988. Formerly known as The Old Redan, the property was once owned by Sir Ernest Bruce Charles KC, a famous local resident and benefactor of the town.

The property has been extensively remodelled and refurbished by the vendors to offer over 4,000 sq ft of light-filled, stylish accommodation with high-quality fixtures and fittings, retained period features such as sash windows, generously proportioned rooms, high ceilings, and original fireplaces - creating an elegant setting for both everyday living and entertaining.

The ground floor flows from a welcoming reception hall that includes useful storage, a cloakroom, and a fitted utility room with access to the garden. From here, doors lead to a large front-aspect study and a

sitting room, both with storage and decorative fireplaces - the study also includes a hatch to a useful cellar. The sitting room opens into a dining area with a side bay window seat and French doors to the rear courtyard garden. The dining room continues to the stunning double-height vaulted kitchen/breakfast room with a Martin Moore kitchen with a range of fitted wall and base units, a large central island with breakfast bar, fitted seating, a gas and electric Aga, flagstone flooring and a dramatic sky lantern. Further French doors flood the space with natural light, creating a strong indoor-outdoor connection.

On the first floor the property provides a substantial principal bedroom with a feature fireplace, walk-in wardrobe and contemporary en suite bathroom, an additional bedroom with fitted storage and en suite shower room, and a rear aspect double bedroom with en suite shower room and French doors to a private curved balcony - an ideal vantage point to relax and unwind. Three further bedrooms and a family bathroom can be found on the part-vaulted second floor.



























## Outside

The property is approached from the pavement over steps rising to a central front door.

The enclosed partially walled courtyard garden to the rear is a delightful, warm space, featuring raised beds of colourful, mature planting with trees providing some welcome shade. Steps rise to a generous terrace with space for a large table and chairs, and an ideal area for entertaining and al fresco dining. There is also a useful garden store.

## Location

Located less than 500ft from the seafront and beach, the property is enviably situated within a short distance of 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.

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

Communications links are excellent: the A2 links to the motorway network, Deal mainline station (0.4 mile) provides direct High Speed routes to London whilst Dover Priory (9.2 miles) offers services to London St Pancras in just over an hour. The Port of Dover and Eurotunnel offer easy access to the Continent.



## Distances

- Deal seafront <500 ft
- Deal High Street 0.1 mile
- Deal Pier 0.3 mile
- Sandwich 6.6 miles
- A2 (London-Dover road) 6.8 miles
- Dover 8.7 miles
- Canterbury 19 miles
- London City Airport 79.2 miles
- Central London 83.7 miles
- London Gatwick Airport 87.3 miles

## Nearby Stations

- Deal
- Walmer
- Sandwich

## Key Locations

- Deal Castle
- Deal Pier and beach

- Deal Time Ball Tower
- The Astor Theatre
- Linden Hall Studio
- Walmer Castle and Gardens
- Kingsdown Beach
- Betteshanger Park
- Dover Castle
- The White Cliffs of Dover

## Nearby Schools

- Deal Parochial Cof E School
- Warden House Primary School
- St Mary's Catholic Primary School
- Worth Primary School
- Northbourne CofE Primary School
- Sandwich Junior School
- Sir Roger Manwood's School
- Dover Grammar School
- Northbourne Park School



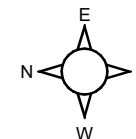












## Floorplans

Total internal area 4,110 sq ft (382 sq m)

Balcony external area 72 sq ft (7 sq m)

For identification purposes only.

## Directions

CT14 6JW

**what3words:** ///grants.flips.voted - brings you to the property.

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

## General

**Local Authority:** Dover District Council

**Services:** All mains services. Gas central heating, Electric underfloor heating.

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

**Council Tax:** Band F

**EPC Rating:** C

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

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

□ □ □ □ Denotes restricted head height

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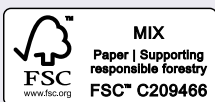
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## Canterbury

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