



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**  
**£625,000**

**Freehold**

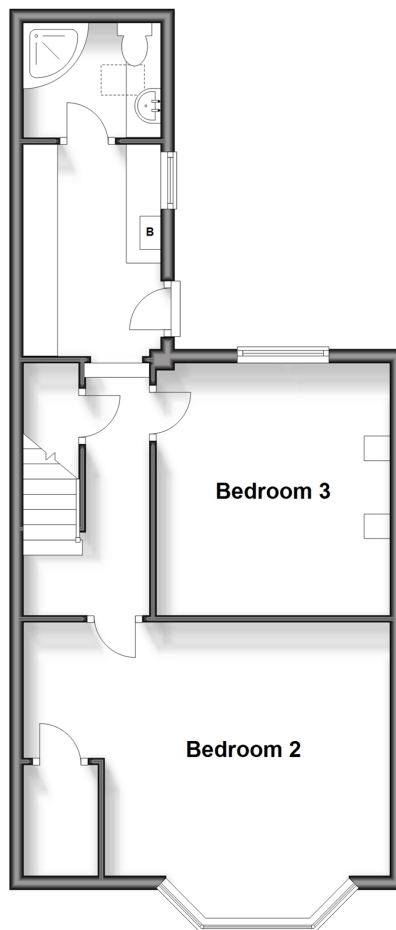
5x  3x  2x 

**Victoria Road, Deal,  
Kent, CT14**

*Wards*  
Helping you move forwards

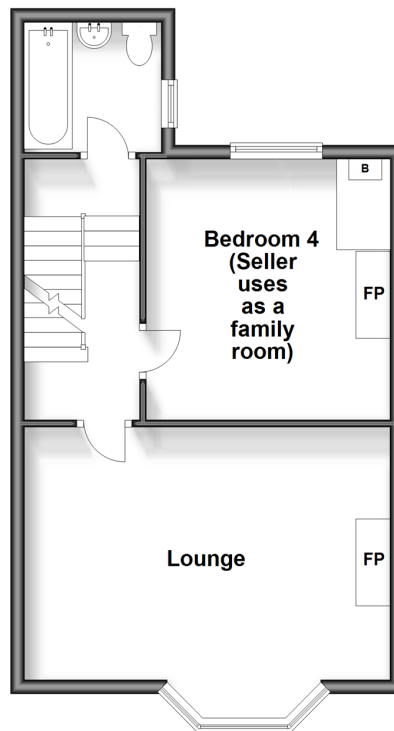
## Split Level Lower Ground Floor

Approx. 49.5 sq. metres (532.7 sq. feet)



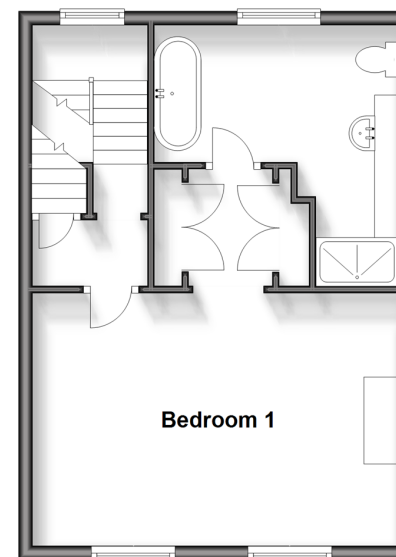
## Split Level First Floor

Approx. 44.1 sq. metres (475.2 sq. feet)



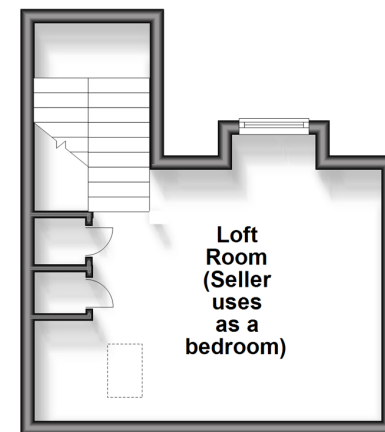
## Second Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



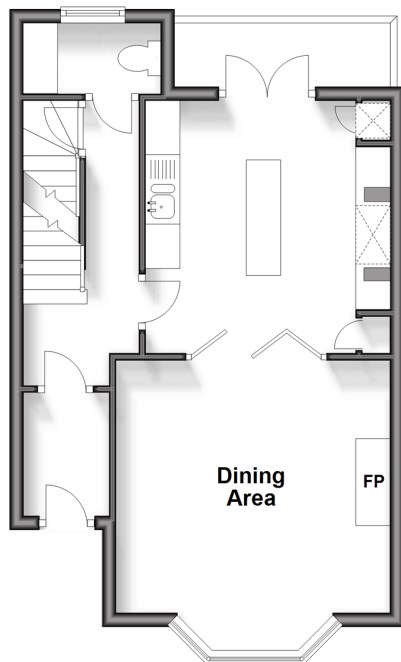
## Third Floor

Approx. 22.5 sq. metres (241.7 sq. feet)



## Ground Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway  
Cloakroom  
Dining Area: 13'10 x 12'11 (4.22m x 3.94m)  
Kitchen: 11'7 x 10'9 (3.53m x 3.28m)

### SPLIT LEVEL LOWER GROUND FLOOR

Landing  
Utility : 9'11 x 6'6 (3.02m x 1.98m)  
Shower Room  
Bedroom 3 : 16'4 x 11'10 (4.98m x 3.61m)  
Bedroom 2: 12'3 x 11'5 (3.74m x 3.48m)

### SPLIT LEVEL FIRST FLOOR

Landing  
Bathroom  
Bedroom 4/ Family Room : 12'0 x 11'3 (3.66m x 3.43m)  
Lounge : 17'4 x 14'3 (5.29m x 4.35m)

### SECOND FLOOR

Landing  
Bedroom 1 : 17'5 x 13'9 (5.31m x 4.19m)  
En-Suite Bathroom

### THIRD FLOOR

Loft Room Used as a Bedroom 5: 16'2 x 11'10 (4.93m x 3.61m)

### OUTSIDE

Rear Courtyard Garden





## Main features

- Character property with period features throughout
- Desirable location within moments of the seafront and high street
- Potential to create a self contained apartment (subject to permissions)
- Versatile living space spanning five floors
- Balcony & courtyard area to the rear with access



### Nearest Schools

Primary Schools: Deal Parochial C of E Primary 0.7 miles, Sandown School 0.9 miles, St Mary's Catholic Primary 1.2 miles  
Secondary Schools: Goodwin Academy



### Transport Information

Train Stations: Deal 0.5 miles, Walmer 2.1 miles, Martin Mill 4.9 miles



### Address

Victoria Road, Deal, Kent, CT14



### Directions

For directions to this property please contact us.





*Wards*  
Helping you move forwards

Call Deal Branch 01304 361420 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



10634958/20240223/WSM/WSM