



47 College Road, Deal, CT14 6DD

GUIDE PRICE £400,000 to £450,000



## 47 College Road, Deal, CT14 6DD

Situated on College Road and offered for sale with **NO FORWARD CHAIN** in the heart of Deal, this charming four-bedroom period townhouse offers an exciting opportunity for those looking to modernise and create a home that truly reflects their personal style. Positioned just a short walk from the award-winning town centre and stunning seafront, the property enjoys an enviable location that blends convenience with coastal charm.

Inside, the ground floor provides well-proportioned living spaces, including a generous living room and a separate dining room, both featuring period character and high ceilings. The kitchen sits to the rear, offering scope for updating and leads to a useful utility area with direct access to the garden. A downstairs WC and shower room add to the practicality of the layout.

On the first floor, there are two spacious double bedrooms and a family bathroom, while the second floor accommodates two further bedrooms, making this an ideal home for a growing family or those in need of extra space for a home office or guest rooms.

Outside, the property boasts a private courtyard garden, perfect for those who appreciate low-maintenance outdoor space. A particularly rare feature for a home of this type is the gated vehicular access, providing off-road parking. Additionally, a workshop offers fantastic potential for storage, hobbies, or even conversion into a garden studio.

With its prime location, period charm and scope for modernisation, this home presents an exciting project for buyers looking to make their mark in one of Kent's most desirable seaside towns.

For further details or to arrange a viewing contact Alexander Russell Estate Agents by telephone, email or find us on social media. Alternatively, you can also get in touch via our website: [alexander-russell.co.uk](http://alexander-russell.co.uk)







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## GROUND FLOOR -

Porch

Living Room - 4.85m x 3.61m (15'11" x 11'10")

Dining Room - 4.85m x 3.61m (15'11" x 11'10")

Kitchen - 4.17m x 2.44m (13'8" x 8'0")

Utility Room - 2.64m x 2.44m (8'8" x 8'0")

WC

Shower Room - 2.39m x 1.09m (7'10" x 3'7")

## FIRST FLOOR -

Landing

Bedroom One - 4.9m x 3.66m (16'1" x 12'0")

Bedroom Two - 3.63m x 3.1m (11'11" x 10'2")

Bathroom - 3.61m x 1.73m (11'10" x 5'8")

## SECOND FLOOR -

Landing

Bedroom Three - 4.22m x 3.76m (13'10" x 12'4")

Bedroom Four - 4.17m x 3.86m (13'8" x 12'8")

## EXTERNAL -

Courtyard Garden

Off Road Parking

Workshop - 3.91m x 2.57m (12'10" x 8'5")

## TENURE -

Freehold

## COUNCIL TAX -

Dover District Council  
Band B (£1,743.87 PA)

## EPC RATING -

57 | D

## HEATING -

Gas Central Heating



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## LISTED BUILDING -

No

## CONSERVATION AREA -

No

## PARKING -

Gated off-road parking to the rear

## OUTSIDE SPACE -

Courtyard garden, parking, workshop

## RESTRICTIONS, RIGHTS AND EASEMENTS –

To the best of our knowledge, there are no unusual restrictions, rights or easements that would affect the enjoyment of the property. However, as with all property purchases, we advise confirming this information with your legal representative.

*AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Room measurements are maximum unless otherwise stated. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.*





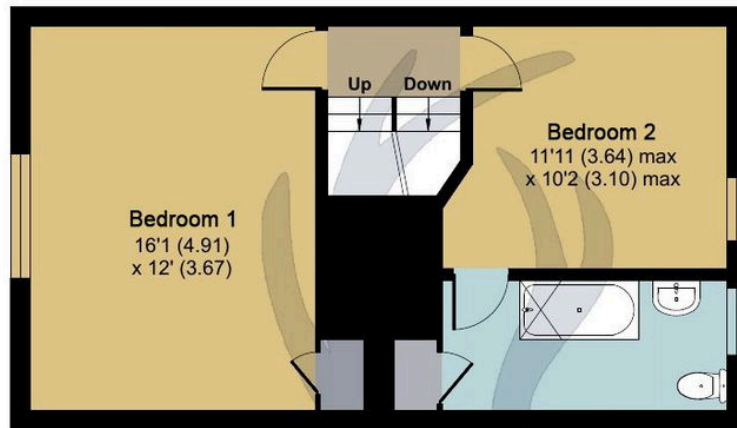
# College Road, Deal, CT14

Approximate Area = 1632 sq ft / 151.6 sq m

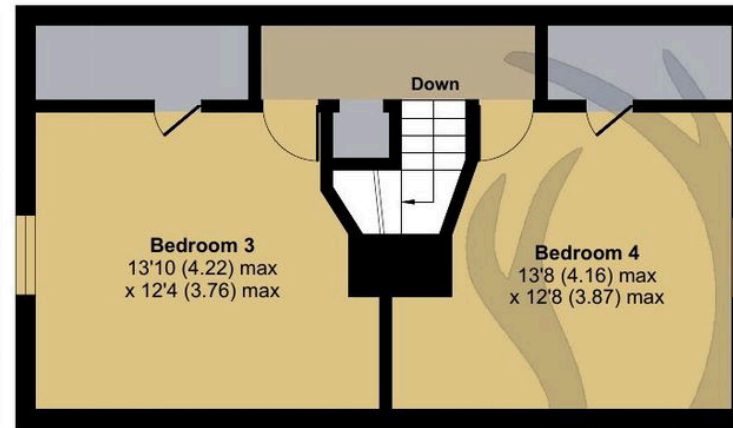
Workshop = 103 sq ft / 9.5 sq m

Total = 1735 sq ft / 161.1 sq m

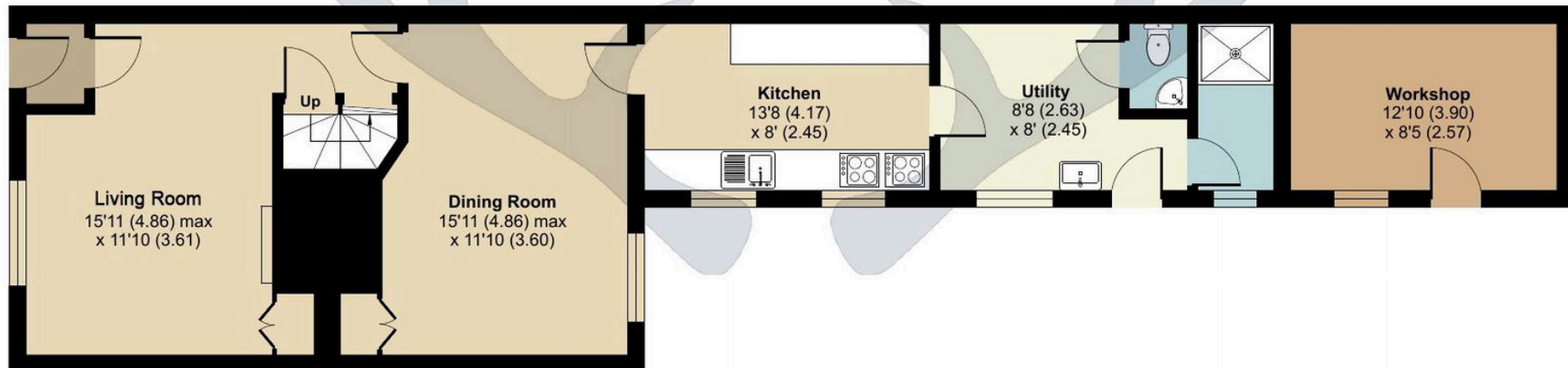
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1255147

