

"...with **versatile accommodation** suitable for a variety of uses."



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**The  
Roast House  
Lodge**

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Agents

Established 100 years





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**Distances**

- Sandwich 6 miles
  - Dover 8.5 miles
  - Canterbury 30 minutes
  - London 82 minutes (HST from Deal)
  - Channel Tunnel 30 minutes
- Times & distances are approximate.

**Summary**

- Living Room
- Dining Room
- Kitchen
- Ground Floor Bedroom Suite
- Annex with Bed/Sitting Room, Kitchen, Shower Room
- 3 further Bedrooms
- Kitchenette
- Family Bathroom
- Courtyard Garden
- 2 Garages

## The Roast House Lodge 224 London Road, Deal, Kent CT14 9PW

A substantial family house situated in a prominent location with versatile accommodation suitable for a variety of uses.

The Roast House has been used as a successful guest house for many years but recently received planning consent for change of use to a single residence. Former uses have also included part being used for a shop and at one time it was also understood to have been used to garage Chitty Chitty Bang Bang! The versatile accommodation could be used to include an annex or alternatively for some other business use subject to any necessary consents being obtained.

Situated in the Upper Deal Conservation Area and within walking distance of the town centre, station and beach, the house is also on hand to local shops, schools and other amenities.

Deal, with its largely unspoilt seafront, enjoys good High Street

shopping with a number of major retailers complemented by an excellent selection of local shops and trades. In January 2014 the town won The Daily Telegraph Award for High Street of the Year. In March 2018 it was mentioned in the Sunday Times as one of the top 100 towns to live in in the UK (and in position 3 in the southeast). The railway station offers frequent London services - including high-speed services to St Pancras - and good access exists to the Channel Ports, Canterbury, the Channel Tunnel Terminal and the motorway network.

A full range of private and state educational facilities can be found locally and the general area is renowned for its sporting, leisure and recreational opportunities with golf courses of national and international status and excellent

bathing, fishing, boating and sailing along the varied coastline.

*Accommodation consisting of:*

**GROUND FLOOR**

A glazed front door opens to an **Entrance Vestibule** with half glazed door opening to the **Living Room** Bay window, fireplace with tiled surround and fitted Parkray solid fuel stove with back boiler. Fitted book/display shelves, built-in desk fixture under the stairs with fitted bookshelves over.

**Dining Room** Tiled surround fireplace, fitted shelving and archway leading to **Laundry Area** with fitted shelving and worktop, plumbing for dryer.

**Kitchen** Double aspect (north and west). Fitted in matching units comprising stainless steel single drainer sink unit set in worktop with drawer and cupboards under, further worktop with drawers and cupboards under

and wall cupboard and storage shelving over. Third worktop with plumbing for dishwasher and drawer and cupboard under, similar worktop with plumbing for washing machine and drawer and cupboard under. Wall mounted Potterton gas fired boiler over. Glazed door to Garden. A doorway from the laundry area leads to **Lobby** giving access to **Ground Floor Bedroom Suite** comprising **Bed/Sitting Room** and **Shower Room** with shower cubicle and wash handbasin and **Separate W.C.** with close coupled suite and wash handbasin. Beyond the Lobby there is the **Annex** which comprises **Bed/Sitting Room** with glazed doors to Garden. **Kitchen** Double aspect (east and south), stainless steel single drainer sink set in worktop with drawer and cupboards under, further worktop with cupboard under and wall cupboards



over. Glazed door opening to Garden. **Shower Room** with shower cubicle, wash handbasin and close coupled w.c. A door leads from the Living Room to Lobby giving access to a **Side Hall** with glazed door to rear Garden. *NB: There used to be a further door which could be opened up between the Side Hall and the front Entrance Vestibule.*

*A staircase leads to:*

#### FIRST FLOOR

**Landing** with access to **Loft** and built-in airing cupboard with pre-lagged hot water cylinder.

**Bedroom 1 (front)** Bay window, built-in cupboards. **Bedroom 2 (rear)** Double aspect (north and east) including wide bay window, built-in wardrobe cupboard. **Kitchenette** Stainless steel single drainer sink set in worktop with drawer, cupboards and fitted shelving under and wall cupboard over. *NB: This could*

*readily be converted into a further en-suite shower room to Bedroom 2 if required.*

**Family Bathroom** With walk-in shower, close coupled w.c., pedestal basin and bidet, chrome ladder towel rail.

*A staircase leads from the First Floor Landing to:*

#### SECOND FLOOR

**Attic Bedroom** with access to eaves storage space and 2 built-in wardrobe cupboards.

#### OUTSIDE

To the rear of the house there is an attractive, sunny, full enclosed **Courtyard Garden** which is mainly laid with brick pavements together with a flowerbed with palm tree, fruit tree and shrubs. Outside lighting.

Included in the sale, are two garages in nearby Haywards Close.





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**GENERAL INFORMATION**

**Tenure:** Freehold

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

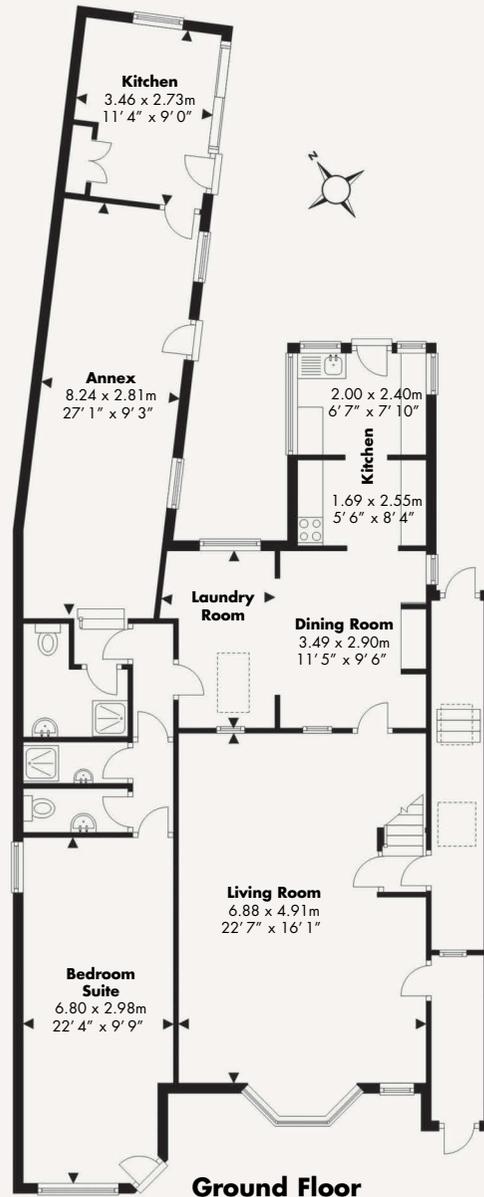
**Local Authority:**

Dover District Council Telephone 01304 821199

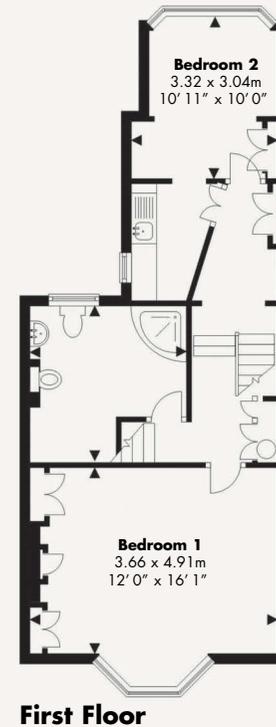
email: customerservices@dover.gov.uk

**Council Tax:** Band C  
£1,613.89 per annum 2019/20

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**Total Area**  
Approx. 204.2 sq. metres  
(2197.9 sq. feet)



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	56	73
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC**

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29 Victoria Road . Deal . Kent CT14 7AS . t: 01304 374071 . e: sales@brightandbright.co.uk

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