



MARINA VIEW

MODERN COASTAL LIVING

MPL
GROUP



MARINA VIEW

A unique opportunity to
experience the relaxed
seafront lifestyle of Deal.

With a vibrant atmosphere and celebrated history,
Deal is a wonderful place in which to settle and
enjoy life.



Introduction

Modern Coastal Living In an unrivalled location

With few properties changing hands on Deal's celebrated North End Seafront, the Marina View development offers a unique opportunity.

Marina View is a private development of 2 Luxury Townhouses and 4 High Specification Apartments overlooking the English Channel towards Goodwin Sands and France beyond.

Marina View is situated close to a number of first class facilities, not least Royal St Georges golf course and the celebrated Royal Cinque Ports Golf Club. The seafront path in front of the development leads down to Sandwich Bay in one direction and up to Walmer, Kingsdown, St Margarets Bay and Dover in the other direction. The North End of Deal is known for excellent sea swimming, visits from the local seal colony and every now and then the odd dolphin swimming by.

Deal town offers a number of unique independent shops, as well as established High Street Brands. Particularly popular is the Saturday market where everything from delicious cakes, Swedish buns, fresh pasta, flowers, fruit & veg, breads, antiques and locally made ice-creams can be found. There are many excellent cafés, some lively bars and restaurants to satiate any appetite.

The Location

From trendy hotels featuring regular pop-ups with internationally renowned chefs to summertime brass bands at the bandstand. Well respected record shops, grocers and fishmongers to outdoor theatre at Walmer Castle.

Newly minted water parks in nearby Sandwich to mini-golf and paddling pools in Walmer. Art galleries, traditional fish & chips, pubs and cafes galore. Deal is a sociable and exciting town at any time of life, there's always something to do or see.

Deal, with its largely unspoilt seafront, enjoys good High Street shopping with a number of major retailers complemented by an excellent selection of independent shops and trades. There are a number of excellent museums, galleries and a theatre. Many town-wide events throughout the year also add to a lively community in which to live.

In March 2018, 2020 and again 2021 Deal was mentioned in the Sunday Times as one of the "Best places to Live" in the UK. The railway station offers frequent London services - including high speed to St Pancras - and good access exists to the Channel ports, Canterbury, the Channel Tunnel terminal and the national motorway network.

A full range of private and state educational schools 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.

There is a High-Speed train service from Deal to London St Pancras, which takes just under 1 ½ hours. A few miles along the coast is Dover for regular Ferry crossings to the European Mainland.

MARINA VIEW

ADDELAM & STRAITS
HOUSE HOUSE

MARINE
HOUSE

MARINA VIEW

Marina View has been designed and conceived to exacting standards paying close attention to detail. Developed by The MPL Group, a local family firm of 30 years, whose ethos is to utilise experienced and skilled local craftsmen and contractors.

Along with the developer, the architects & interior designer have worked tirelessly to create unique yet practical and modern homes. High spec, modern finishes & appliances, in design led spaces result in exciting dwellings, delivering the best of modern living.

AVAILABLE SOON

Contemporary coastal homes

WE CREATE UNIQUE SPACES FOR PEOPLE TO LIVE IN.

We are proud to leave our mark of quality on our development and to build homes that offer luxury, comfort, and longevity.

MPL
GROUP

BUCKET & SPADE
CONSTRUCTION

STRUTT & PARKER
ARCHITECTS

TTA

ADDELAM & STRAITS
HOUSE HOUSE



Two luxury, 3 bed Townhouses with incredible views, private outside spaces and allocated parking, all just a short walk from Deal Town centre. They have been meticulously designed to highlight the natural beauty of their position.

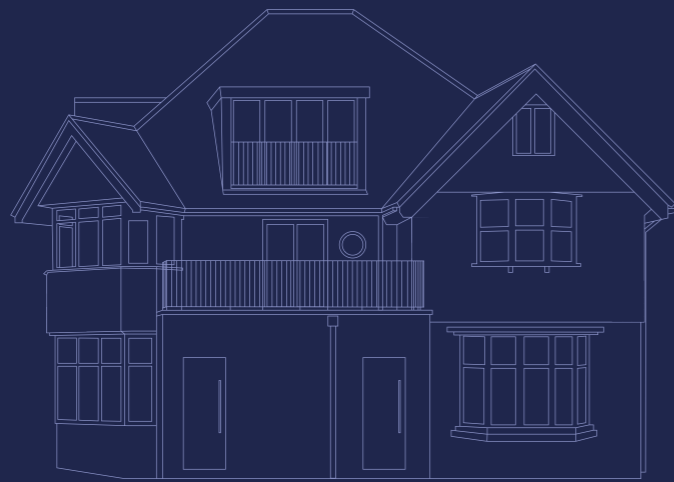


MARINE

HOUSE

Luxury seafront living

Four modern apartments, all thoughtfully designed to maximise their position. Ranging from 1 to 2 beds, all with outside space and allocated parking.



AVAILABLE SOON



Site plan

Plot	Level	Stories	Beds	Baths	Parking Space	External Space	Total Areas Sq Ft	Total Area Sqm	Page
TH1	Ground	3	3	3	1	Front & Rear	1666	155	26
TH2	Ground	3	3	3	1	Front & Rear	1666	155	27
A1	Ground	1	1	1	1	Front & Rear	761	71	36
A2	Ground	1	2	2	1	Front & Rear	1051	98	37
A3	First	1	2	2	1	Balcony	1067	99	38
A4	First	2	2	2	1	Roof Terrace	1258	117	39



ADDELAM & STRAITS

HOUSE HOUSE

When only the best will do, serene bedrooms, spectacular dining and living spaces with top of the range kitchens and bathrooms. Making the most of the property's aspect and delivering versatile and usable spaces.

Features include

- Air-source heatpump and digital temperature control for multiple zones
- Sea views
- Dedicated parking
- Bike store
- Fibre to premises
- Front and rear gardens
- Cat 6 cables throughout
- 3 Bedrooms
- 3 Bathrooms (1 En-Suite)





Kitchen, Dining & Sitting Room

- Bespoke hand crafted kitchen with Miele appliances
- Quooker tap and Fisher & Paykel Fridge Freezer
- Engineered Oak Floors
- Double glazed Aluminium French windows onto Juliette balconies to the front

Bedrooms

- Engineered Oak Floors
- Built in Bo-Concept Wardrobes (upper bedrooms only)
- French windows to Juliette balcony (principal bedroom only)
- En-suite to principal bedroom



Bathrooms

- Lusso Stone Fixtures and Fittings
- Tiled Floors
- Built in Shower niche
- Underfloor heating





Study Area

- Fibre internet
- Ground floor study with data cabling
- French doors to rear courtyard

Addelam House

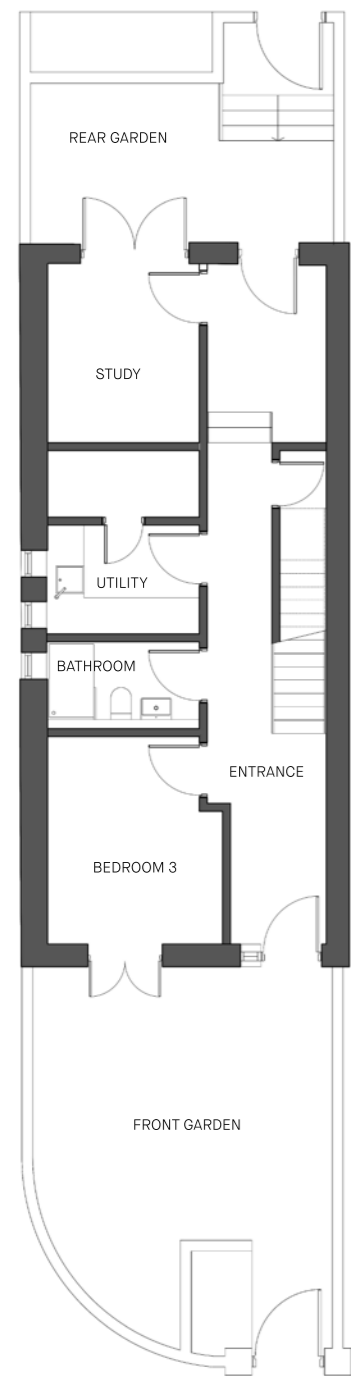
Townhouse One

	Sqft	Sqm
Sitting/Dining/Kitchen	505	47
Bedroom 1	151	14
Bedroom 2	174	16
Bedroom 3	97	9
Study	86	8
Total Internal Area	1666	155

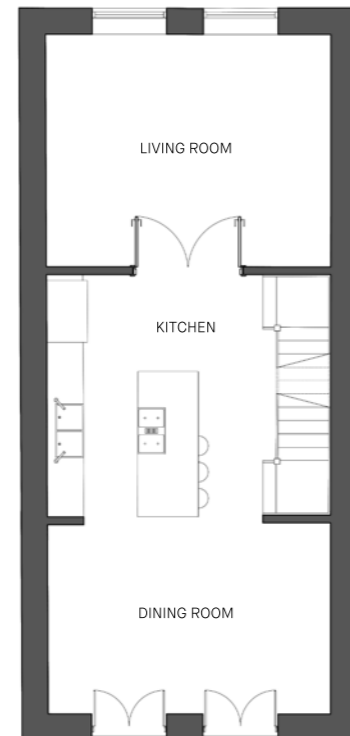
Straits House

Townhouse Two

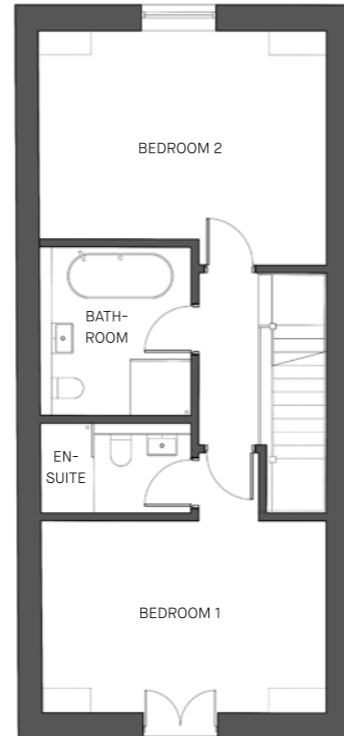
	Sqft	Sqm
Sitting/Dining/Kitchen	505	47
Bedroom 1	151	14
Bedroom 2	174	16
Bedroom 3	97	9
Study	86	8
Total Internal Area	1666	155



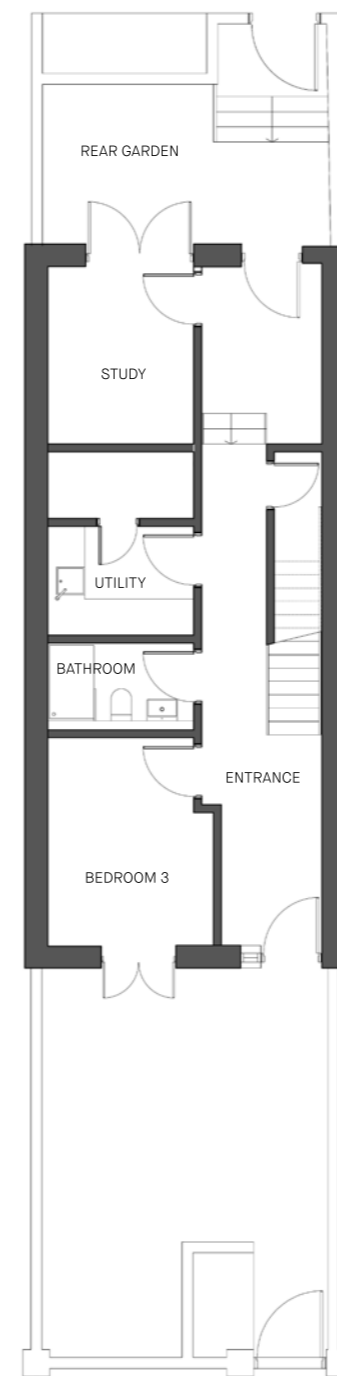
Ground Floor



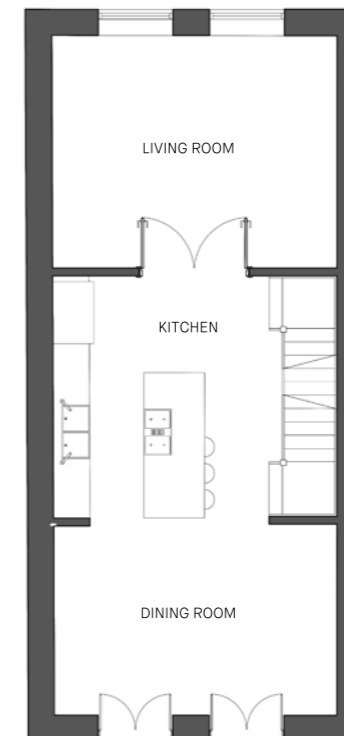
First Floor



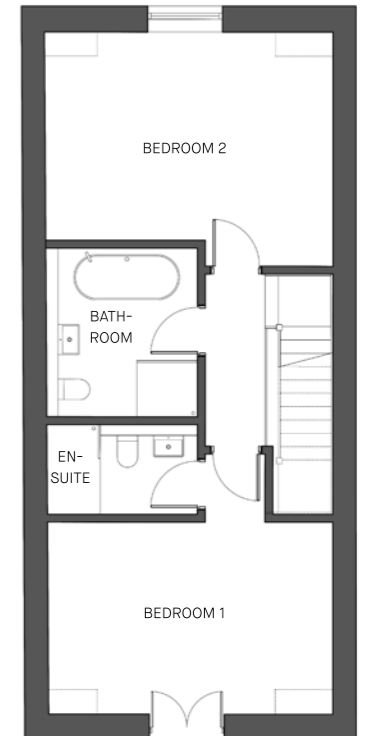
Second Floor



Ground Floor



First Floor



Second Floor

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within tolerance of 5%. To increase legibility these plans have been sized to fit this page. Therefore each floorplan may be at a different scale to the others within the brochure.

MARINE

HOUSE

Making the most of the property's aspect and making every space versatile and usable. Modern high-spec apartments for easy seafront living.

Features Include

- Sea Views
- Air-source heatpump and digital temperature control
- Integrated intercom/entry system (apartments 3 & 4 only)
- Bin stores with each apartment
- Outside space with each apartment
- Parking





Kitchen, Dining & Sitting Room

- Engineered Oak Floors
- Double glazed windows
- Bosch appliances and built in kitchen cupboards



Bedrooms

- Engineered Oak Floors
- Built in wardrobes to all principal rooms
- Double glazed windows



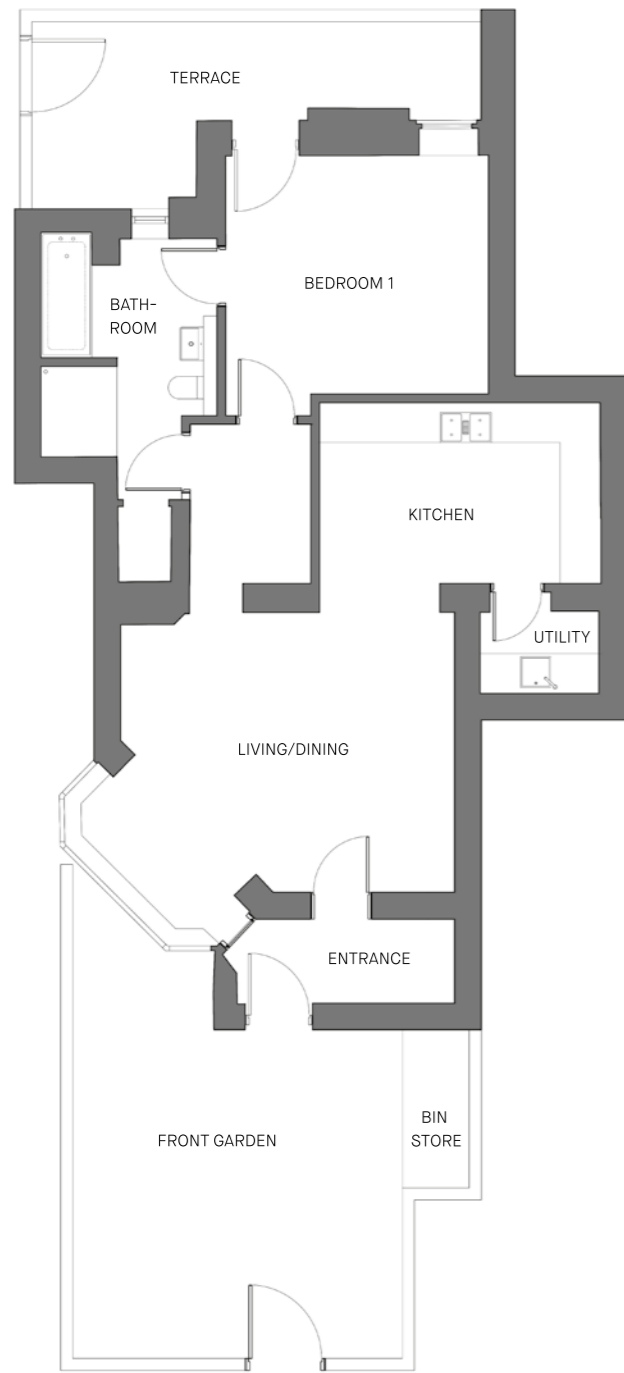
Bathrooms

- Lusso stone fixtures & fittings
- Tiled floors
- Built in niches
- Underfloor heating



Apartment One

	Sqft	Sqm
Sitting/Dining/Kitchen	378	35
Bedroom 1	155	14
Bathroom	96	9
Total Internal Area	761	71



Location in block

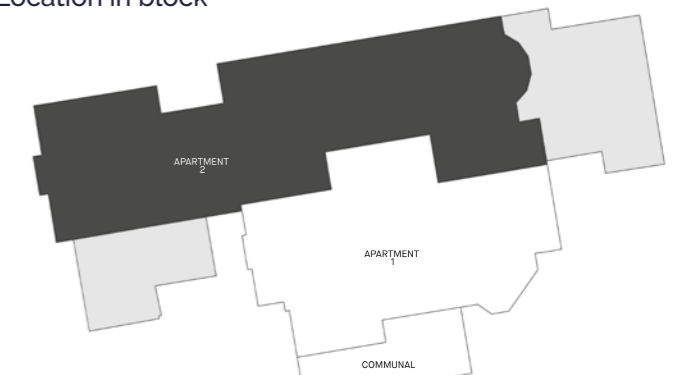


Apartment Two

	Sqft	Sqm
Sitting/Dining/Kitchen	382	36
Bedroom 1	196	18
Bedroom 2	121	11
Total Internal Area	1051	98



Location in block

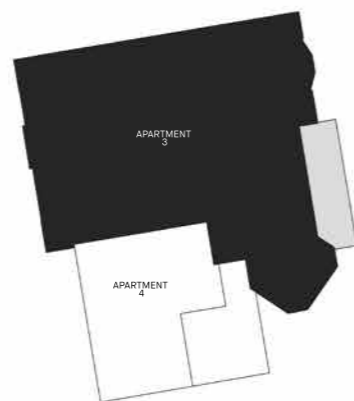


Apartment Three

	Sqft	Sqm
Study/Sitting	310	29
Kitchen/Diner	244	23
Bedroom 1	130	12
Bedroom 2	124	11
Balcony	97	9
Total Internal Area	1067	99



Location in block



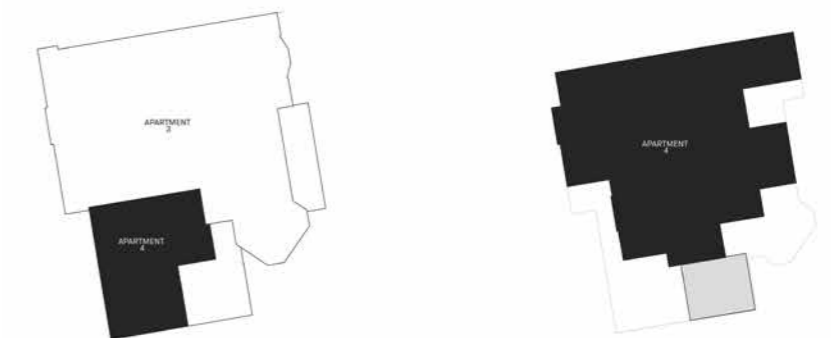
Apartment Four

	Sqft	Sqm
Sitting/Dining/Kitchen	668	62
Bedroom 1	183	17
Bedroom 2	156	15
Roof Terrace	107	10
Total Internal Area	1258	117

First & Second Floors



Location in block





Customer Care

Modern Coastal Living In an unrivalled location

All Marina View properties will be able to be purchased off plan with expected completion late 2022. Our experienced partner, Strutt and Parker will manage the sales process and are on hand to manage any queries.

As a responsible developer, high standards of customer service are essential to us. We can provide expert assistance on any matters relating to the development.

Purchasers of a property in Marina View will receive a detailed hand over manual where all finishes, appliance details, instruction booklets and guarantees are kept together in one easy to use file.



Connections

Distances

- 📍 SANDWICH 6 MILES
- 📍 DOVER 8 MILES
- 📍 CANTERBURY 19 MILES
- 📍 LONDON 80 MINUTES BY HIGH SPEED TRAIN
- 📍 CHANNEL TUNNEL 25 MINUTES

Enquiries

For more information or to enquire about availability please contact our appointed agent below:



Tel no.: 01227 473700
Email: Canterbury@struttandparker.com
Web: www.struttandparker.com

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