

**OVER 60?**

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



**Price**

**£500,000**

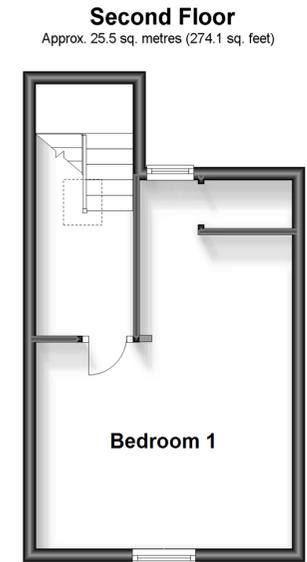
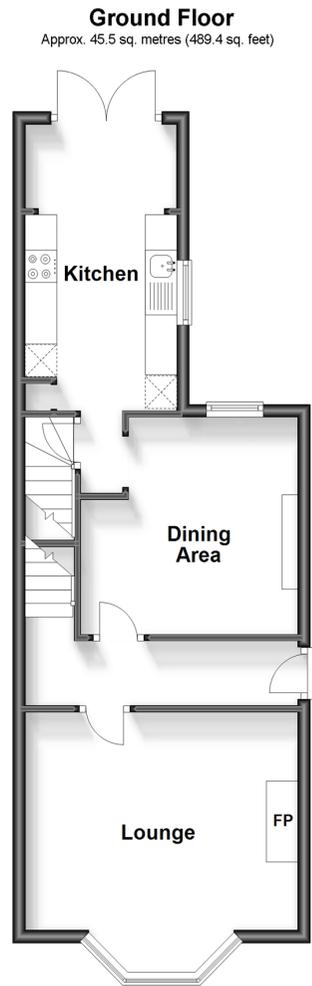
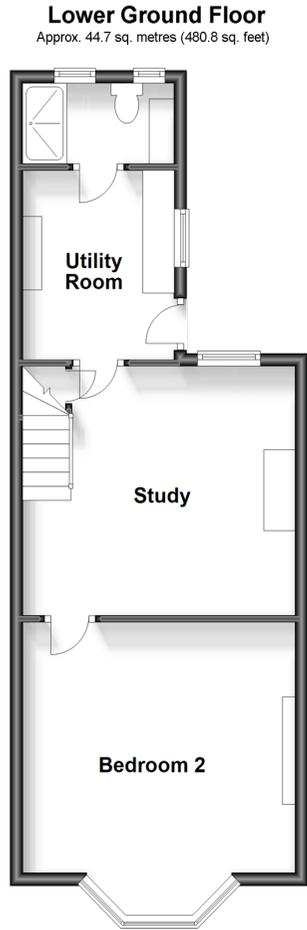
**Freehold**

4x  2x  3x 

Canada Road, Walmer, Deal, Kent, CT14

*Wards*

Helping you move forwards



## Accommodation

### LOWER GROUND FLOOR

Utility Room : 9'6 x 7'6 (2.90m x 2.29m)  
Shower Room  
Study: 13'9 x 12'7 (4.19m x 3.84m)  
Bedroom 2: 15'3 x 13'7 (4.65m x 4.14m)

### GROUND FLOOR

Entrance Hallway  
Lounge: 14'1 x 13'8 (4.30m x 4.17m)  
Dining Area : 11'3 x 11'0 (3.43m x 3.36m)  
Kitchen : 15'6 x 7'10 (4.73m x 2.39m)

### SPLIT LEVEL FIRST FLOOR

Landing  
Bathroom  
Bedroom 4: 12'10 x 8'9 (3.91m x 2.67m)  
Bedroom 3: 14'2 x 12'11 (4.32m x 3.94m)

### SECOND FLOOR

Landing  
Bedroom 1: 18'6 x 13'4 (5.64m x 4.07m)

### OUTSIDE

Off Road Parking  
Rear Garden



## Main features

- Southerly facing landscaped rear garden
- Flexible living on lower ground floor with external access
- Driveway parking to the rear for 2/3 cars
- Within walking distance of the beach, local schools and Deal town centre
- Superb condition with lots of period features including fireplace and panelling



### Nearest Schools

Primary Schools: Deal Parochial C of E Primary 0.1 miles, The Downs C of E Primary 0.6 miles, Sholden C of E Primary 1.1 miles  
Secondary Schools: Goodwin Academy 0.6 miles,  
Further Education: Sandwich Technology School 5.5 miles



### Transport Information

Train Stations: Deal 0.75 miles, Walmer 1.3 miles, Martin Mill 4.5 miles



### Address

Canada Road, Walmer, Deal, Kent, CT14



### Directions

For directions to this property please contact us.





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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.

EPC RATING

CURRENT:	POTENTIAL:
D(59)	B(81)

10634456/20240212/BG/EP