



**TMS**

ESTATE AGENTS



**Lydia Road, Walmer, Deal, CT14 9JY**

**Offers In The Region Of £285,000**



This is the kind of house a lot of people are looking for as their first step onto the ladder.

Lydia Road has been well cared for and is in good condition throughout, but it hasn't been overdone. You can move straight in, live comfortably, and take your time deciding how you'd like it to look and feel in the long run.

Downstairs, the sitting/dining room is a good, usable space that works for everyday life - somewhere to put the sofa where you actually want it, a proper dining table, and still have room to move. The kitchen does its job well as it is, with clear scope for someone to update or personalise when the time feels right.

Upstairs, there are three bedrooms, which gives you options. A main bedroom that feels like a proper retreat, a second that works well as a child's room or guest space, and a third that could just as easily become a home office or nursery. The bathroom is neatly laid out and practical.

Outside, off-street parking makes day-to-day life easier, and the garage adds valuable storage or workspace - something that's often missing in homes at this level.

Overall, this is an honest house in a good position. Not a project, not a showpiece - just a solid, comfortable home that someone can grow into and make their own over time. A genuinely strong first-time buyer opportunity.

Lydia Road in Walmer, Deal sits in a part of town that makes everyday life easy without ever feeling busy. The High Street is close by, full of cafés, independent shops, and the weekly market, while the seafront is reachable for walks, sunsets, or a classic fish-and-chips night. Deal and Walmer stations are nearby, connecting you to London and beyond. With green spaces, historic streets, and a friendly local vibe, Lydia Road is a street people are genuinely happy to call home.

Ready to see it for yourself? Call TMS Estate Agents on 01843 866055 to arrange a viewing.





## GROUND FLOOR

### Porch

Sitting/Dining Room  
26'8" x 10'0" (8.15 x 3.06)

Kitchen  
15'3" x 7'8" (4.65 x 2.34)

WC  
5'1" x 2'11" (1.55 x 0.90)



## FIRST FLOOR

Bedroom One  
11'10" x 10'2" (3.63 x 3.12)

Bedroom Two  
10'4" x 8'11" (3.15 x 2.74)

Bedroom Three  
8'8" x 7'6" (2.66 x 2.31)

Bathroom  
7'0" x 6'0" (2.14 x 1.84)



## EXTERNAL

Garage  
16'4" x 9'2" (5 x 2.8)

**Identification Checks**  
Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

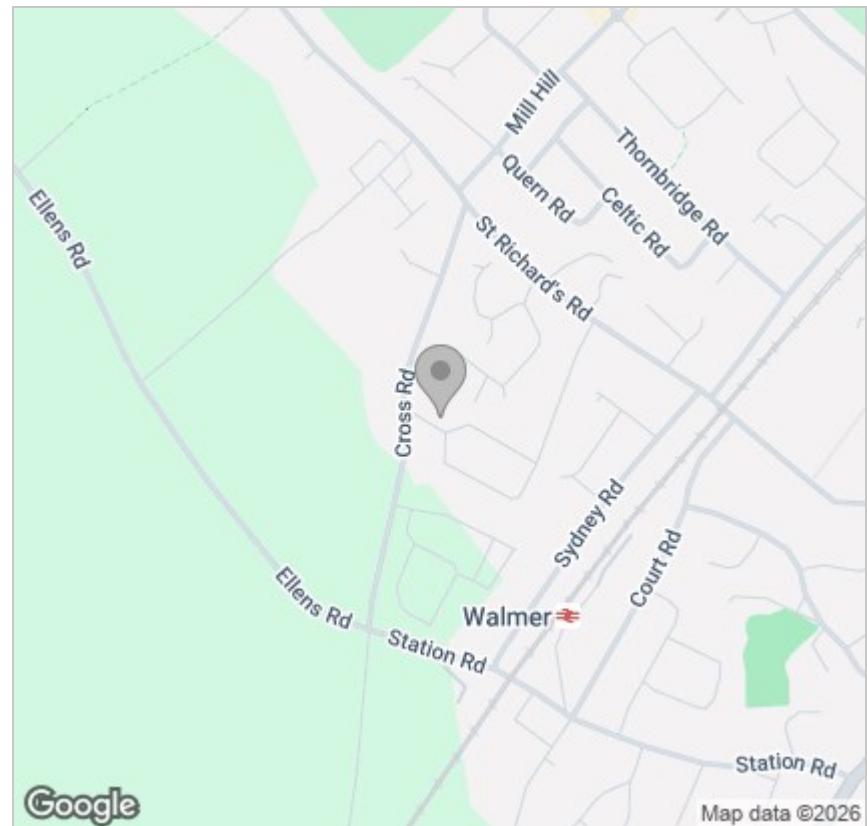
## Floor Plan



## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.