



Shoreline House
82 Wellington Parade | Walmer | Deal | CT14 8AB



Step inside

82 Wellington Parade

This impressive double fronted marine residence with self-contained apartment on the seafront in Walmer, near the old fishing village of Kingsdown, is a true delight. Shoreline House is located on a private road adjacent to the beach with stunning and uninterrupted views across the sea to France and views over grassland and farmland to the rear.

Built in the early to mid-1980s, the main house is arranged on two floors and the self-contained apartment is situated on the lower ground floor at rear garden level. It incorporates everything you might want in a modern family home.

From the moment you see the exterior with its large upstairs white wrought iron balcony sheltered by a set of eight bi-folding doors and the attractive Palladian style entrance portico leading to the front door, flanked by two boat themed stained glass windows, you can begin to appreciate that Shoreline House is something special. It is set back from the road behind a low wall with a side driveway with electronic wrought iron gates leading down to the rear garden, detached single garage, integrated double garage, and separate entrances to the house and apartment. The front is paved and incorporates shrub beds and steps up to the front door.

There is a spacious hall leading to an attractive sitting room with beautifully fitted hand-built ash shelving, a bay window overlooking the sea and an attractive brick surround fireplace with a cast iron gas effect coal fire and marble hearth. Double doors from the hall open into the elegant, light and bright double aspect lounge and dining area. This delightful open plan room includes a Chesney white marble mantle and inset cast iron fireplace, ornate egg

and dart pattern coving and fluted pilasters, picture rails and ceiling roses, giving the whole room a charming character. It has patio doors overlooking the sea while in the dining area you have a view over the rear garden to the countryside beyond.

From the inner hall there is a staircase to the first floor with an understairs cupboard including a built-in Chubb safe, a fascinating cloakroom and access to the kitchen/breakfast room. This includes sliding doors to a rear balcony with views over the garden, where you can sit and enjoy an alfresco meal on a sunny day, and stairs to the lower ground floor. The kitchen has a range of floor and wall cabinets housing a built in self-cleaning oven, gas hob and extractor, an integrated fridge, freezer, dishwasher, microwave and washing machine as well as a pull out larder, glass display cupboards and wine rack while still leaving plenty of room for dining table and chairs.

The lower ground floor incorporates a large integral double garage / utility area and a good sized storeroom with internal access to the self-contained apartment, into which it could be integrated to provide additional facilities or to become a music room/studio/play area. The apartment includes a lounge/diner with a stone fireplace and oak mantelpiece as well as patio doors to the conservatory that makes a delightful additional seating area and has a separate door to the garden. There is a fitted kitchen with a double oven and grill, gas hob, fridge/freezer as well as a serving hatch to the dining area, a double bedroom and shower room. This flat would be ideal for elderly relatives, adult children, visitors or would make an excellent holiday let to generate additional income.

As you walk up the main staircase you are greeted by a beautiful stained glass window featuring an historical sailing boat. From there the galleried landing leads to the family bathroom and four double bedrooms including the large double aspect main bedroom with an en-suite shower room, a walk in wardrobe and sliding doors to the enclosed balcony with its wrought iron railings and bi-folding doors which is just the place to enjoy your morning coffee, watching the sun rise over the sea. When the bi-folds are closed you can watch the ever changing sea whatever the weather while, when they are completely open, you can enjoy the fresh air and the sound of the waves. The third bedroom also has access to this balcony, making a lovely additional feature for special guests. One of the other bedrooms is currently laid out as a double office and has a bay window with lovely sea views and an impressive Ordnance Survey map on the wall of Kent and East Sussex.

The rear garden is easy to manage and includes a large block paved driveway where you can park additional vehicles. There is also a lawn and sunken garden plus a lovely raised pond containing Koi carp. At the end of the garden are well maintained trees and fencing including a gate to the adjacent common land.

The loft is partially boarded so can be used for additional storage and the solar panels on the rear side of the roof provide electricity for the property with 15 years left on the contract yielding solar panel tariff income. The property also incorporates a sophisticated burglar alarm system, a water softener and filtered water on tap in the kitchen.



Seller Insight

“We fell in love with the house the moment we saw it some 15 years ago and have thoroughly enjoyed living here ever since. However we feel it is time to downsize although, as we have been so happy here, we shall still be living in the same area. Our grandchildren love to visit and have special memories of days on the beach and walks on the White Cliffs. This is a wonderful place to bring up a family, and perfectly suited to working from home. The location is ideal with the ever-changing sea views including waves breaking over the Goodwin Sands, a variety of ships passing and views of France with the twinkling lights of Calais and Cap Gris Nez shining on a clear night. The sun rises over the sea and moves round to the back garden for most of the day so we can enjoy it at all times, while watching the moon rising over the water at night from our upstairs balcony is something special. There are excellent places to go for walks with the dog and we can stroll along to Walmer Castle and the Deal seafront or stop off at the excellent Zetland Arms where dogs are also welcome.

We are on the borders of Walmer and the fishing village of Kingsdown where you will find a post office/general store and excellent butcher while Upper and Lower Walmer are only half a mile away with shops and restaurants along Dover Road and The Strand. The mainline station at Walmer with its high speed train can whisk you to London in an hour and 20 minutes so it is particularly useful for commuters or if you want a day out in Town. The high speed rail link also puts Paris, Brussels or Amsterdam within easy reach when combined with Eurostar or a flight from City Airport.

Deal is close by with its wonderful shops, seafront and restaurants and the Tides swimming pool complex is not far away. There are the Kingsdown and Walmer and the Royal Cinque Ports golf clubs for golfing enthusiasts and if you want to go slightly further afield there are also the championship courses at Royal St George's and Princes. If sailing is your interest there is the Downs Sailing Club with its clubhouse along the Strand in Walmer and there are a number of good primary schools in the area including Downs Primary and the outstanding Kingsdown and Ringwould C of E Primary, while Dover, Canterbury and Sandwich offer excellent grammar school facilities with top class private schools in Dover and Canterbury”.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel Information

By Road

Walmer Station	1.9 miles
Dover Docks	7.5 miles
Channel Tunnel	19.1 miles
Canterbury	20.4 miles
Charing Cross	81.6 miles
Gatwick	87.2 miles

By Train from Walmer

St. Pancras	1hr 20 mins
Canterbury East	34 mins
Charing Cross	1hr 58 mins
Victoria	1hr 46 mins
Ashford International	40 mins

Leisure Clubs & Facilities

Downs Sailing Club	01304 361932
Deal and Betteshanger Rugby Club	01304 365892
Deal Bowling Club	01304 374701
Dover Athletic Football	01304 822373
Walmer and Kingsdown Golf Club	01304 373256
Royal Cinque Ports Golf Club	01304 374007
Royal St. George's Golf Club	01304 613090
Prince's Golf Club	01304 611118
Tides Leisure centre	01304 373399

Healthcare

The Balmoral Surgery	01304 373444
The Cedars Surgery	01304 873341
St Richards Road Surgery	01304 369777
Buckland Hospital	01304 222510

Education

Primary Schools

The Downs Primary	01304 372486
Kingsdown and Ringwould Primary	01304 373734
Dover College Junior	01304 205969

Secondary Schools

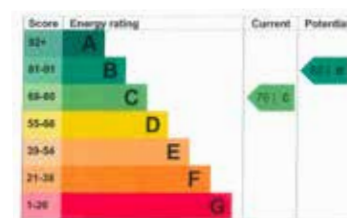
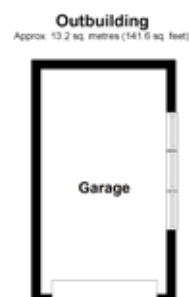
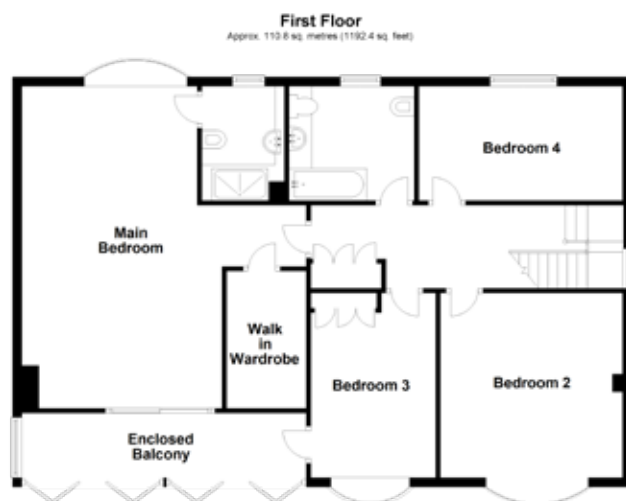
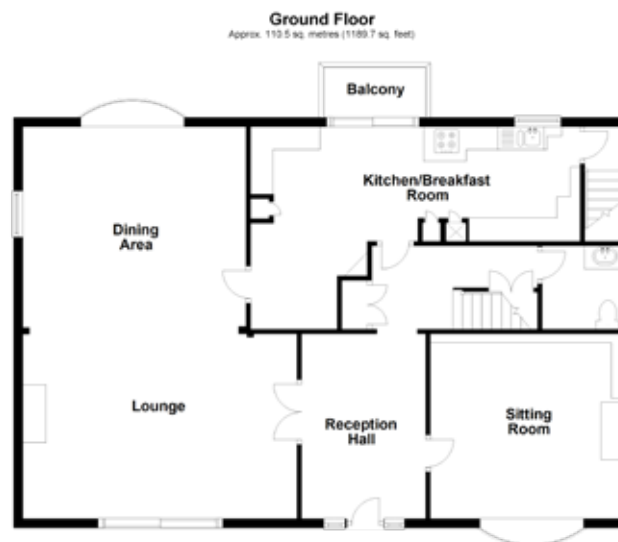
Dover Grammar School for Boys	01304 206117
Dover Grammar School for Girls	01304 206625
Sir Roger Manwood's Grammar	01304 610200
Dover College	01304 205969
Duke of York's Military School	01304 245024
Kings School Canterbury	01227 595501

Entertainment

Dunkerleys	01304 375016
The Royal Hotel	01304 375555
Victuals and Co	01304 374389
Frog and Scot	01304 379444
The Rose	01304 389127
The Zetland Arms	01304 370114
The Haymans Kitchen	01304 363028
The Coastguard	01304 853051
Deal Music and Arts Summer festival	
The Astor Community Theatre	01304 370220
The Lighthouse Music and Arts Pub	01304 366031

Local Attractions/Landmarks

Walmer Castle
Deal Castle
Dover Castle
Deal Saturday Market
Deal Pier
Betteshanger Country Park
The White Cliffs of Dover and Samphire Hoe
Knight's Templar Church, Dover



Main House



Apartment

GROUND FLOOR

Entrance Hall	13'4 x 8'8 (4.07m x 2.64m)
Sitting Room	13'8 x 12'8 (4.17m x 3.86m)
Lounge	19'4 x 13'0 (5.90m x 3.97m)
Dining Area	15'6 x 14'7 (4.73m x 4.45m)
Kitchen/Breakfast Room	23'4 (7.12m) x 14'4 (4.37m) narrowing to 8'4 (2.54m)

Cloakroom
Balcony

LOWER GROUND FLOOR

Double Garage	27'0 x 15'0 (8.24m x 4.58m)
Store Room	12'7 x 9'8 (3.84m x 2.95m)
Apartment Lounge/Diner	(L-shaped) 13'2 x 8'8 (4.02m x 2.64m) plus 18'1 x 7'8 (5.52m x 2.34)

Apartment Kitchen
Apartment Shower Room

Apartment Bedroom	13'9 x 9'7 (4.19m x 2.92m)
Apartment Conservatory	7'6 x 7'2 (2.29m x 2.19m)

FIRST FLOOR

Landing	
Bedroom 4	14'4 x 7'9 (4.37m x 2.36m)
Bathroom	8'9 x 7'7 (2.67m x 2.31m)
Main Bedroom	22'8 (6.91m) x 14'1 (4.30m) narrowing to 12'5 (3.79m)

Walk-in Wardrobe
En-suite Shower Room
Bedroom 3
Enclosed Balcony
Bedroom 2

Bedroom 3	12'9 x 8'9 (3.89m x 2.67m)
-----------	----------------------------

Bedroom 2	13'4 x 12'9 (4.07m x 3.89m)
-----------	-----------------------------

OUTSIDE

Rear Garden
Front Garden
Driveway

OUTBUILDING

Garage	17'4 x 10'0 (5.29m x 3.05m)
--------	-----------------------------



APARTMENT



Fine & Country
 Tel: 01227 479 317
canterbury@fineandcountry.com
 23 Watling Street, Canterbury, Kent CT1 2UA