



32 The Strand  
Walmer | Deal | Kent | CT14 7DX

FINE & COUNTRY









# Step inside

## 32 The Strand

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Whether you are looking for a permanent home or a characterful holiday and weekend retreat, this superbly updated and refurbished four storey Victorian seaside townhouse could tick all the right boxes. It includes plenty of flexible accommodation to suit a variety of needs. If you want to generate an income or need space for elderly relatives or adult children there is a self-contained lower ground floor apartment with its own separate entrance. If you want to work from home there is a top floor bedroom with great views or a large room above the double garage that would be ideal and if you just want to admire the panoramic vista across Walmer Green to the sea and even across to France, there is a superb sitting room on the first floor offering stunning views.

The property is approached through a wrought iron gate flanked by wrought iron railings leading to black and white tile steps that go down to the lower ground apartment and up to the front door. This opens into a small lobby and through to the stunning open plan kitchen and dining area with stairs to the first floor.

It has oak doors and marble flooring with underfloor heating that flows through much of the property and a stunning Harvey Jones designed kitchen with bespoke units and granite worktops housing a Rangemaster electric range cooker with a griddle and a gas hob and extractor fan above. There is also an integrated Bosch dishwasher and washing machine as well as a stand-alone Smeg fridge freezer. There is also an impressive central island with an oak worktop, built in microwave, hidden waste bin drawer and a wine fridge. The dining area includes an original fireplace and a delightful bay window providing charming views.

There are stairs to the lower ground floor and also access to the boot room and courtyard garden that is a real suntrap in the summer. It includes a bespoke curved seating area with shrub beds and a pathway that leads to the double garage with vehicular access via York Road. A door in the garage leads to a cloakroom and stairs up to a large room that could be an office or a games/playroom and a trap door to the attic area, providing storage facilities.

The lower ground floor has been beautifully designed with its own front door that opens directly into the guest living & dining room with a kitchen area containing units with a Neff cooker and induction hob and an integrated fridge, there is a delightful double bedroom with fitted cupboards, an adjacent cloakroom and a stunning open plan bathroom with a trendy stand alone bath, a separate shower and a vanity basin. The lower ground floor also has underfloor heating.

The half landing up to the first floor includes a cloakroom while on the first floor the superb dual aspect underfloor heated sitting room has wood flooring, a charming log burner you can cosy up to on a cool winter's evening, an impressive period bookcase and wonderful views. The half landing to the second floor has a built in bench seat and shelving while on the second floor there is the delightful main suite. Here you can sit in bed and revel in the early morning sun rises, enjoy a shower in the wet room style bathroom or wallow in your Ashton and Bentley bath. The top floor includes a double bedrooms with fitted cupboards but, as it has a plethora of sockets available, it also makes an excellent office for anyone who works from home. Particularly as it is quiet and away from any other activities in the house.

















# Seller Insight



*This has been a wonderful home for the past 10 years and we took great pleasure and pride in refurbishing it from top to bottom during that time. We shall be sad to leave but we need to move for family reasons.*

*The house is in a wonderful location overlooking the green and the seafront while The Strand includes an eclectic mix of shops and eateries and on the other side of the green there is the historical bandstand, a cycle lane to Deal, the Downs Sailing Club and the beach. We can walk into Deal town centre and enjoy the wonderful independent shops and eateries including the Dining Club, The Blue Pelican and Little Harriet's tea rooms. There is also Deal seafront and the famous pier as well as the Saturday market, while Tides swimming pool complex is not far away. The fast train from the mainline station at Deal can whisk you to London in under an hour and a half.*

*For golfing enthusiasts there are the Kingsdown and Walmer and the Royal Cinque Ports golf clubs and, if you want to go slightly further afield, there is also the championship course at Royal St George's as well as Princes, while other sports clubs include rugby, tennis and bowls. There are excellent educational facilities within the vicinity with two local primary schools and grammar schools available in Dover, Sandwich, Folkestone and Canterbury as well as 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.











ANNEXE



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**Travel**

By Road:	
Walmer Station	1.4 miles
Deal Station	1.2 miles
Dover Docks	8.2 miles
Channel Tunnel	18.2 miles
Canterbury	19.2 miles
Charing Cross	87.7 miles
Gatwick	88.1 miles

By Train from Deal	
St. Pancras	1hr 28 mins
Charing Cross	2hr 03 mins
Victoria	1hr 51mins
Ashford International	45 mins
Canterbury West	59 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
Deal Parochial School	01304 374464
Kingsdown and Ringwould	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
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000

**Entertainment**

Dunkerleys Hotel	01304 375016
The Royal Hotel	01304 375555
Victuals and Co	01304 374389
The Dining Club	01304 373569
81 Beach Street	01304 368136
Little Harriet's tearooms	01304 369748
The Blue Pelican	01304 783162

**Local Attractions / Landmarks**

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





## GROUND FLOOR

Entrance Lobby  
Dining Area  
Kitchen  
Boot Room

15'1 x 11'8 (4.60m x 3.56m)  
15'1 x 11'8 (4.60m x 3.56m)  
8'2 x 5'2 (2.49m x 1.58m)

## LOWER GROUND FLOOR

Guest Kitchen/Dining/Living  
4.45m)  
Huest Bedroom  
En Suite Bathroom  
Separate Toilet

Room 15'1 x 14'7 (4.60m x  
12'3 x 11'3 (3.74m x 3.43m)

## FIRST FLOOR

Landing  
Sitting Room  
Separate Toilet

23'8 x 15'1 (7.22m x 4.60m)

## SECOND FLOOR

Main Bedroom  
En Suite Bathroom

15'1 x 11'10 (4.60m x 3.61m)

## THIRD FLOOR

Landing  
Bedroom 3

20'0 x 11'8 (6.10m x 3.56m)

## OUTBUILDING GROUND FLOOR

Double Garage  
Separate Toilet

16'6 x 13'10 (5.03m x 4.22m)

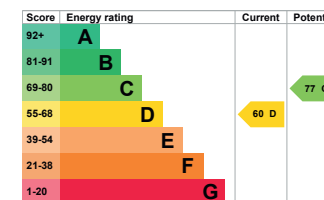
## OUTBUILDING FIRST FLOOR

Room 1

17'0 x 13'7 (5.19m x 4.14m)

## OUTSIDE

Rear Garden



Council Tax Band: D  
Tenure: Freehold



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