



4 Halliday Drive  
Walmer, CT14 7AX  
£695,000

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# 4 Halliday Drive

Walmer, Deal

An attractive and elegant Grade II Listed property with impressive accommodation, set in the prestigious South Cavalry Barracks development.

## Situation

Halliday Drive forms part of the Cavalry Barracks development, a stunning conversion of one of three local Royal Marine Barrack sites, part of the Walmer Seafront Conservation Area and just a short walk from the pebble shoreline. There are a good range of local shopping facilities available on The Strand at Walmer, with more comprehensive facilities available in Deal. This traditional coastal town has a rich history, providing a wide range of amenities including an award winning high street with a pleasing mix of individual shops, restaurants and cafes. The town provides plenty of period charm with its delightful historic quarter, a Tudor Castle and Grade II Listed pier. Its two mile promenade is ideal for cycling and walking. The mainline railway service includes the high speed Javelin link to London St Pancras.

## The Property

South Barracks was the home of cavalry and infantry units from 1795. In 1896 land to the west was acquired, and used as drill and playing fields. It is believed that the Jubilee Gates added to the Dover Road entrance commemorate Queen Victoria's Jubilee in 1887. Many buildings including Number 4 are Grade-II Listed because they represent historic examples of the country's first purpose-built military barracks. However, the original open spaces have been retained and can be enjoyed by the residents on site. Number 4 is an inner terrace, Grade II Listed property, with surprisingly generous and unexpected proportions, together with superb ceiling height, making this a handsome property of great stature. The entrance hall, with a cloakroom, opens to a spacious sitting room with a fireplace remaining the focal point. The kitchen sits towards the rear with plentiful units and fully integrated appliances as well as space for a table offering dining options. A rear hallway provides access to the garden, has ample storage space and stairs to the first floor. A wide landing gives access to the loft space and the first

floor provides three excellent double bedrooms with fitted wardrobe space and ensuite shower room to the master bedroom. A further family bathroom of a good size is on this level.

## Outside

This attractive property has a lovely established rear garden, fully enclosed with feature brick walls topped with smart black railings. The garden provides a great space for entertaining, featuring hard landscaping for low maintenance with mature shrubs along the rear boundary. A pedestrian gate gives useful access. Off road parking is available for use towards the front of the property and further visitor parking is available close at hand. The former parade ground provides a beautiful lawn area available for use by all residents, along with a communal bin store.

## Services & Maintenance Charge

All mains services are understood to be connected to the property. A maintenance charge of £249.66 is paid bi-annually every January and July.

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

## Current Council Tax Band: E

## EPC Rating: N/A

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





To view this property call Colebrook Sturrock on **01304 381155**

Ground floor  
751 sq.ft. (69.8 sq.m.) approx.

1st floor  
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 1501 sq.ft. (139.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Entrance Hall

8' 11" x 4' 6" (2.72m x 1.37m) plus recess

### Cloakroom

6' 3" x 4' 6" (1.90m x 1.37m)

### Sitting Room

24' 6" x 14' 3" (7.46m x 4.34m)

### Kitchen/Diner

14' 8" x 13' 3" (4.47m x 4.04m)

### Hallway

19' 0" x 6' 1" max (5.79m x 1.85m)

### First Floor

### Master Bedroom

14' 2" x 11' 4" (4.31m x 3.45m) plus recess

### Ensuite Shower Room

9' 2" max x 5' 10" (2.79m x 1.78m)

### Bedroom Two

16' 0" x 10' 8" (4.87m x 3.25m)

### Bedroom Three

16' 1" x 9' 5" (4.90m x 2.87m) at widest

### Bathroom

8' 1" x 6' 9" (2.46m x 2.06m)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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