



18 Salisbury Road  
Walmer, Deal, CT14 7QQ  
£525,000

[colebrooksturrock.com](http://colebrooksturrock.com)





# 18 Salisbury Road

Walmer

An impressive, extensively updated detached bungalow with superior accommodation and generous gardens set within a much sought after location.

## Situation

Salisbury Road is situated in Upper Walmer, a highly regarded area within close proximity of convenient and essential facilities within The Strand, including grocery stores, doctor's surgery, chemist, comprehensive bus routes and a mainline railway station at both Deal and Walmer linking to the high speed service to London St Pancras. The seafont is less than a mile away with its pebble shoreline, popular promenade and cycle path. Deal to the north is a thriving traditional seaside town, providing a wide range of amenities including an award winning high street with an eclectic mix of individual shops, restaurants and cafes, an interesting seafont, Grade II listed pier and fascinating historic quarter. The town not only has period charm but also a flourishing community and arts scene.

## The Property

This beautiful bungalow has been considerably updated over the years to provide its present surprisingly spacious and charming accommodation. The property consists of a delightful open plan, dual aspect sitting/dining room with centralised feature log burner and sliding doors to the rear conservatory. There are three generous size bedrooms; two of which have built in storage, and a luxurious family bathroom, with three piece matching white suite incorporating a shower facility. The modern shaker style kitchen is of a good size with integrated appliances and additional access to the conservatory which extends across the rear of the property taking in the views over the gardens. This well-appointed family home is also fully double glazed and centrally heated.

## Outside

The front is attractively landscaped with an area of manicured lawn, ample driveway parking and former garage which has been divided into a separate store and outbuilding; ideal for a potential office or gym. Access to the rear gardens is via a side gate, beyond which is a beautifully tended rear garden of a generous size comprising of lawn with well stocked flower borders and a patio area adjacent to the property plus a large expanse of raised decking to rear which provides a great outdoor entertaining space.

## Services

All mains services are understood to be connected to the property.

## Local Authority

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

## Tenure

Freehold

**Current Council Tax Band: D**

**EPC Rating: E**

## 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**  
1065 sq.ft. (99.0 sq.m.) approx.



**Sitting/Dining Room**  
21' 11" x 10' 11" (6.68m x 3.32m)

**Kitchen**  
13' 10" x 7' 0" (4.21m x 2.13m)

**Bathroom**  
9' 10" x 4' 4" (2.99m x 1.32m)

**Master Bedroom**  
13' 10" x 9' 11" (4.21m x 3.02m)

**Bedroom Two**  
14' 5" x 8' 10" (4.39m x 2.69m)

**Bedroom Three**  
11' 2" x 5' 11" (3.40m x 1.80m)

**Conservatory**  
16' 0" x 5' 7" (4.87m x 1.70m)

**Garage**  
9' 2" x 6' 3" (2.79m x 1.90m)

**Outbuilding**  
18' 8" x 9' 6" (5.69m x 2.89m)

TOTAL FLOOR AREA : 1065 sq.ft. (99.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

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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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