



3 The Old Gymnasium, Halliday Drive  
Walmer, CT14 7AX  
£625,000

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# 3 The Old Gymnasium

## Halliday Drive, Walmer

A spacious and inviting townhouse seamlessly combining modern open-plan living with a touch of historical charm.

### Situation

The Old Gymnasium sits prominently within Halliday Drive, a private development, and forms part of the impressive conversion of the South Barracks within The Walmer Seafront Conservation Area. From 1795 this site was used as a Barracks for a Cavalry Regiment and two Infantry Battalions. By 1869 the Admiralty had acquired all the military sites in Walmer and the Royal Marines occupied these until 1996. This property is conveniently located just a short walk from the pebble shoreline and approximately one mile south of Deal town centre. There is 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, further leisure amenities are well catered for with sailing and rowing, three championship golf courses and Tides Leisure Centre in Victoria Park. The mainline railway service includes the high speed Javelin link to London St Pancras.

### The Property

3 The Old Gymnasium offers a perfect blend of historical charm and modern living, with its spacious interior, attractive mezzanine, and the luxury of a private garden and off street parking. Upon stepping into the generously proportioned hallway, an inviting guest bedroom is located to your left, with convenient accessibility to the downstairs bathroom. To rear, you'll discover the kitchen/dining room, a well-appointed space boasting an array of integrated appliances, a breakfast bar, and elegant French doors opening onto the attractively landscaped gardens. The first floor comprises a generous size sitting room with door to hallway accessing the master bedroom and ensuite shower room. Stairs

lead to the second-floor mezzanine overlooking the sitting room. This versatile space can serve as an additional bedroom or a spacious study/reception area, featuring convenient eaves storage and an abundance of natural light from the strategically placed skylights.

### Outside

To front The Old Gymnasium is accessed via a secure gated atrium with key code entry, whilst vehicular access to the rear leads to two allocated parking spaces. From the kitchen/dining room glazed French doors lead out onto a west facing garden complete with patio and lawn flanked by well stocked borders and side path leading to a gate giving access to the parking area.

### 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 & Maintenance Charges

Freehold

£410pa paid to the Old Gymnasium Management Company.

£500pa paid to South Barracks Maintenance Fund run by GEM Ltd

### Current Council Tax Band: D

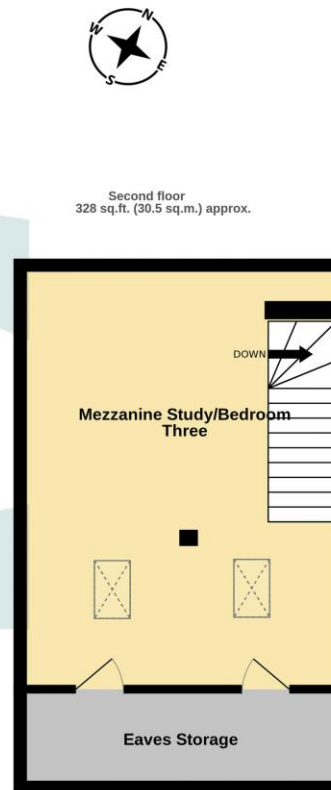
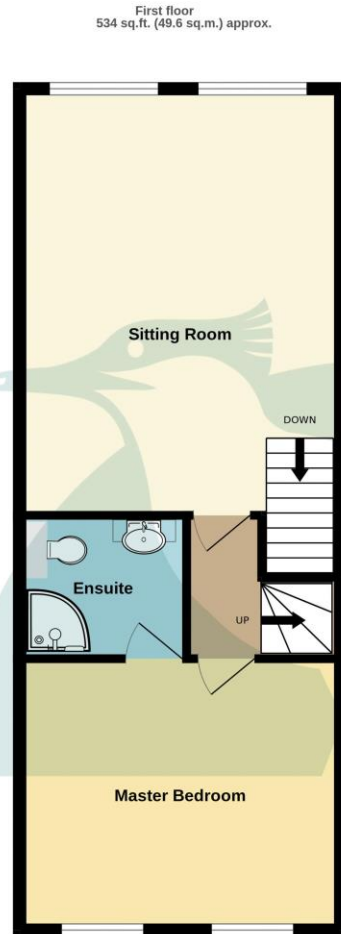
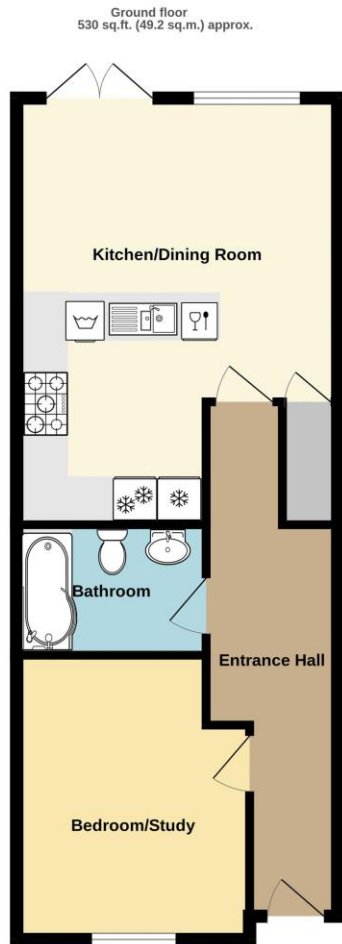
### EPC Rating: C

### 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**



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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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**Bedroom Two**  
12' 9" x 10' 3" (3.88m x 3.12m)

**Bathroom**  
8' 4" x 5' 10" (2.54m x 1.78m)

**Kitchen/Dining Room**  
19' 2" max x 14' 7" (5.84m x 4.44m)

**First Floor**

**Sitting Room**  
19' 2" x 14' 5" (5.84m x 4.39m)

**Master Bedroom**  
14' 7" x 12' 2" (4.44m x 3.71m)

**Ensuite**  
7' 4" x 6' 2" (2.23m x 1.88m)

**Second Floor Mezzanine**

**Mezzanine Study/Bedroom Three**  
19' 0" x 14' 10" (5.79m x 4.52m) to include stairwell.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

17 The Strand, Deal, Kent, CT14 7DY  
t: 01304 381155  
walmer@colebrooksturrock.com



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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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