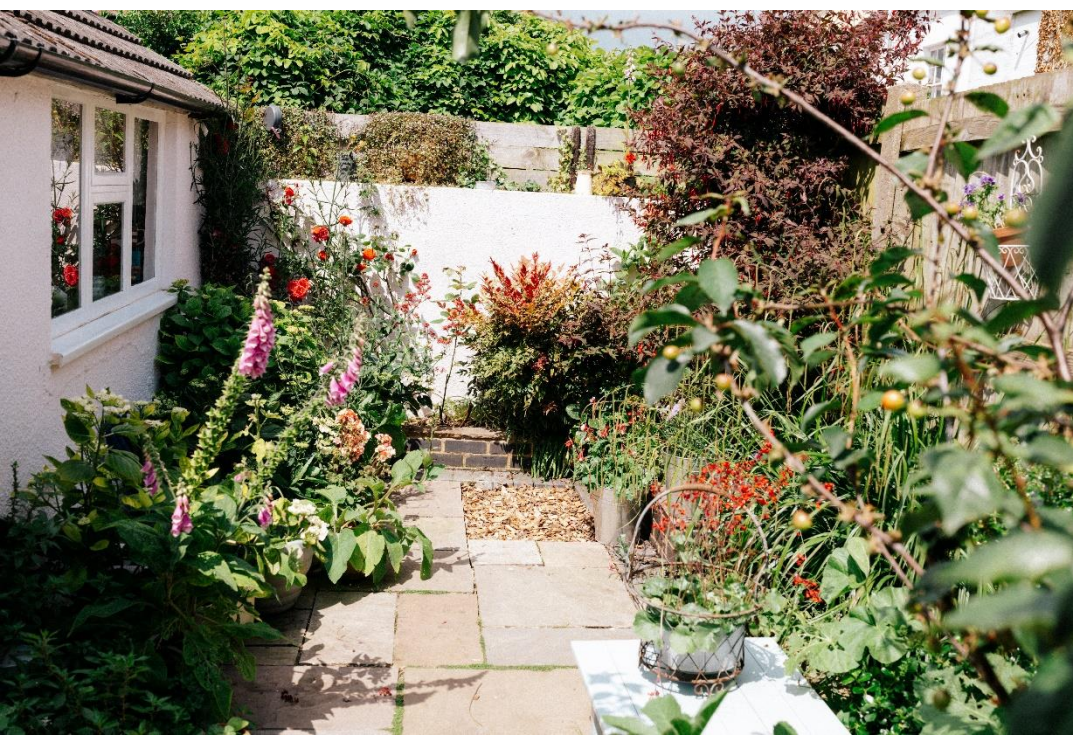




Rose Cottage Campbell Road
Walmer, Deal, CT14 7EF
£270,000

colebrooksturrock.com





Rose Cottage

Campbell Road, Walmer, Deal

A charming detached cottage, thoughtfully presented and ideally situated near amenities and the picturesque Walmer seafront.

Situation

Characterised by colourful period cottages, Campbell Road is a highly sought after location which lies within the Walmer Seafront Conservation Area. This quiet location is a short stroll from Walmer beach and the local parade of shops within The Strand. The town centre of Deal lies to the north and is famed for its award winning high street, offering individual shops, cafes and restaurants, with a popular weekly market and a vibrant arts scene. Deal also has a picturesque historic quarter, miles of pebble seafront, a Grade II Listed pier and Tudor castle. The mainline railway service from both Deal and Walmer connects to the high speed service to London St Pancras.

The Property

Rose Cottage is a delightful period detached dwelling, conveniently positioned just a brief stroll from Walmer seafront, boasting a charming view towards the allotments and close proximity to Deal town center. Upon entry, you are greeted by an entrance porch leading to a fully tiled downstairs shower room on your right, and a beautiful farmhouse-style kitchen opposite, overlooking the rear courtyard garden. The spacious living room features a prominent log burner as its centerpiece. Ascending to the first floor, you'll find a generously sized double bedroom with a pleasant outlook over the allotments. It's worth noting that the property had planning permission for a rear extension in the 1980s, which has since lapsed. With appropriate permissions, there's potential to extend the property into an appealing two-bedroom residence. The property benefits from full gas fired central heating.

Outside

Rose Cottage exudes charming curb appeal with its color-washed render finish, white sash windows, and quaint rose bush adorning the front. The frontage is designed for minimal upkeep, featuring access through double wrought iron gates and lockable high timber gate for enhanced privacy. At the rear, there's an inviting paved patio courtyard garden enclosed by tall timber fencing. On-street parking along Campbell Road is conveniently unrestricted.

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

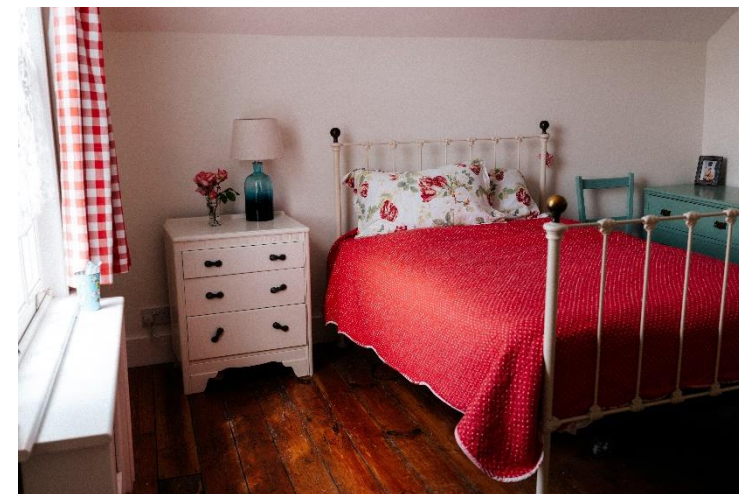
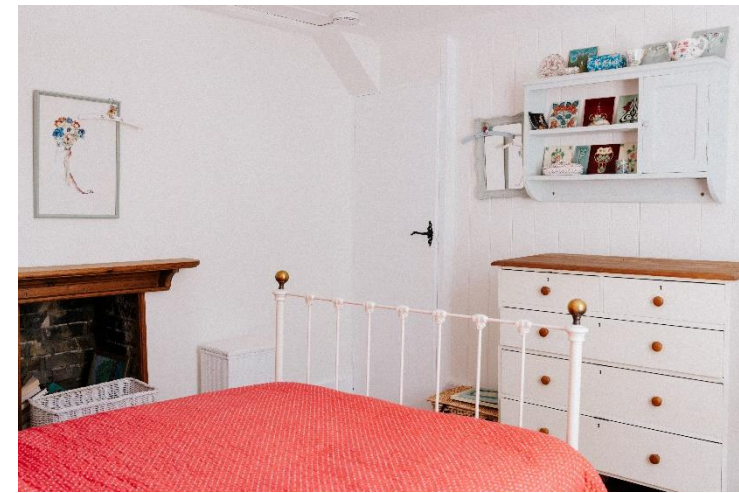
Freehold

Current Council Tax Band: B

EPC Rating: D

Agents Note

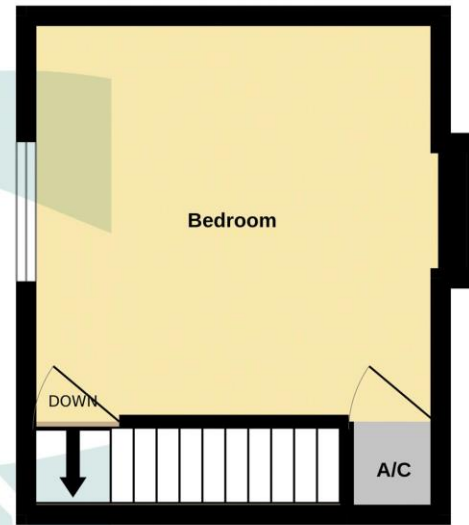
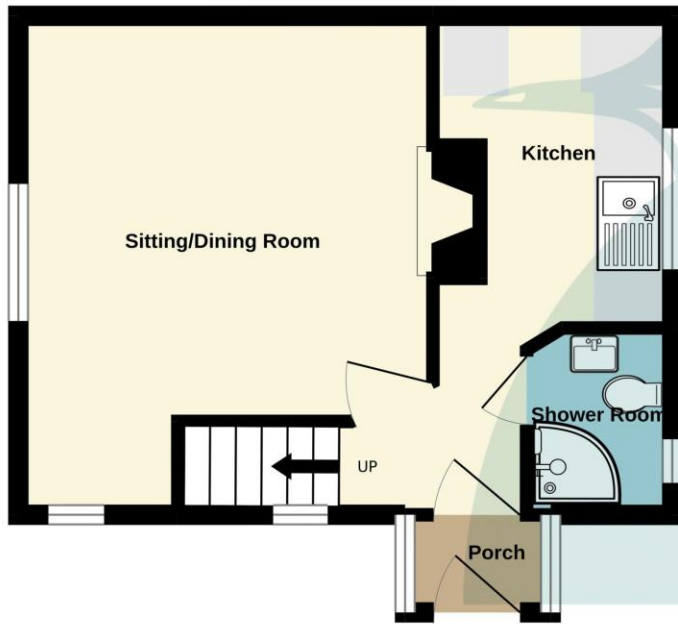
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Ground floor
279 sq.ft. (26.0 sq.m.) approx.

1st floor
175 sq.ft. (16.2 sq.m.) approx.



Entrance Porch

4' 3" x 2' 10" (1.29m x 0.86m)

Kitchen

8' 11" x 6' 11" (2.72m x 2.11m)

Shower Room

5' 5" x 3' 10" (1.65m x 1.17m)

Sitting/Dining Room

14' 6" x 12' 0" (4.42m x 3.65m)

First Floor

Bedroom

11' 11" x 11' 9" (3.63m x 3.58m)

TOTAL FLOOR AREA : 454 sq.ft. (42.2 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		89 B
69-80	C		
55-68	D	58 D	
39-54	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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