



The Penthouse, 26 The Beach
Walmer, Deal, CT14 7HJ
£199,995 NO CHAIN

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The Penthouse

26 The Beach, Walmer, Deal

A beautiful penthouse apartment providing modern and stylish accommodation, situated in a unique marine front residence, with breathtaking sea views.

Situation

Number 26 forms one of several Victorian and Edwardian seaside villas which line the beach facing the seafront and built to maximise their view of the sea. Walmer seafront, with its two-mile pebble shore line, extends from Deal Castle to Walmer's southern boundary, where it is overshadowed by the White Cliffs. A well-used promenade, cycle path and green separates these properties from the steeply shelved pebble beach where a multitude of informal recreational activities are enjoyed, not least with Downs Sailing Club nearby. Deal town centre to the north has a range of specialist shops and restaurants along with a growing cafe culture, the seafront pier, Castle and historic quarter. Rail services are well catered for with a high speed link to St Pancras International from Deal and Walmer along with access to the Cathedral city of Canterbury, approximately 16 mile distance, and links to the national motorway network.

The Property

The Penthouse is a beautifully presented top floor apartment boasting stunning views of the seafront as well as over the rooftops of Walmer and beyond. It is one of five apartments situated in a substantial semi-detached Victorian building originating from 1881, having undergone external redecoration and a new roof. The apartment occupies the upper top floor and is accessed via the front communal vestibule, with entryphone system, through to a grand galleried staircase incorporating original solid chestnut railings and handrails leading to all floors. Upon entering, a stairwell leads to a light and airy landing through to a modern wet room whereby storage opportunities have been maximised and a modern efficient low energy electric heating system installed. An exquisite master bedroom with ample built in wardrobe space and spectacular glass

domed skylight, adjoins the attractive living room featuring front-facing window to maximise the breathtaking sea views. The living room features a picturesque reading nook by the window as well as exposed wooden beams which enhance the character of the space. The contemporary fitted galley kitchen is equipped with an array integrated cooking appliances, high gloss units and ample storage space whilst a rear staircase leads to useful utility facilities with plumbing for a washing machine. Externally street parking is plentiful and unrestricted on the surrounding roads.

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

Maintenance Charge - £1,800.00 per annum
Ground rent - £10 per annum
999 year Lease from 1st January 2006.
Share of Freehold - Equal share of freehold between five apartments, managed by freeholders. Long term letting permitted. Holiday letting not permitted.

Current Council Tax Band: B

EPC Rating: F

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**



Entrance Hall (Second Floor)

9' 1" x 3' 6" (2.77m x 1.07m)

Utility Room

5' 3" x 3' 4" (1.60m x 1.02m)

Third Floor

Living Room

21' 2" max x 11' 2" max (6.45m x 3.40m) plus bay

Kitchen

12' 11" x 6' 2" (3.93m x 1.88m)

Storage Area

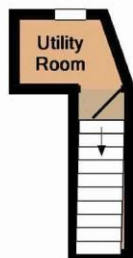
14' 5" x 5' 0" (4.39m x 1.52m)

Bedroom

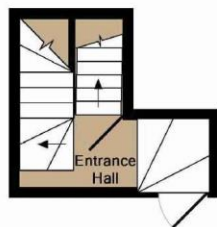
11' 11" x 9' 5" (3.63m x 2.87m) to front of wardrobes

Wetroom

8' 9" x 6' 2" (2.66m x 1.88m)



Utility Room Floor
Approx. Floor
Area 3.2 Sq.M.
(35 Sq.Ft.)



Second Floor Entrance Level
Approx. Floor
Area 5.1 Sq.M.
(55 Sq.Ft.)

Top Floor
Approx. Floor
Area 66.4 Sq.M.
(714 Sq.Ft.)

Total Approx. Floor Area 74.7 Sq.M. (804 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F	22 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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