



17D The Beach
Walmer, Deal, CT14 7HE
£330,000

colebrooksturrock.com





17D The Beach

Walmer, Deal

A beautifully presented top floor apartment, boasting stunning views of the seafront and beyond, being sold with no onward chain.

Situation

Number 17 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

Number 17D is a beautifully presented top floor apartment boasting stunning views of the seafront and beyond. It is situated in a substantial semi-detached Victorian building originating from the late 1800's, having undergone refurbishment. The apartment occupies the top floor and is accessed via the rear communal entrance, with entry phone system. Ascend a winding staircase to reach the upper floor apartments. Upon entering into the light, spacious entrance hall there is a fitted bathroom suite, a good size double bedroom with built in wardrobes and an exquisite master bedroom with spectacular sea views adjoining an ensuite shower room. The attractive sitting/dining room features a

front-facing window to maximise the breathtaking sea views. The contemporary fitted kitchen is equipped with high gloss units and ample storage space.

Outside

On street parking is plentiful and unrestricted on the surrounding roads and the property is accessed via Liverpool Road.

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

Share of Freehold

Lease – 963 years remaining.

Maintenance Charges - £900 per annum.

Current Council Tax Band: B

EPC Rating: D

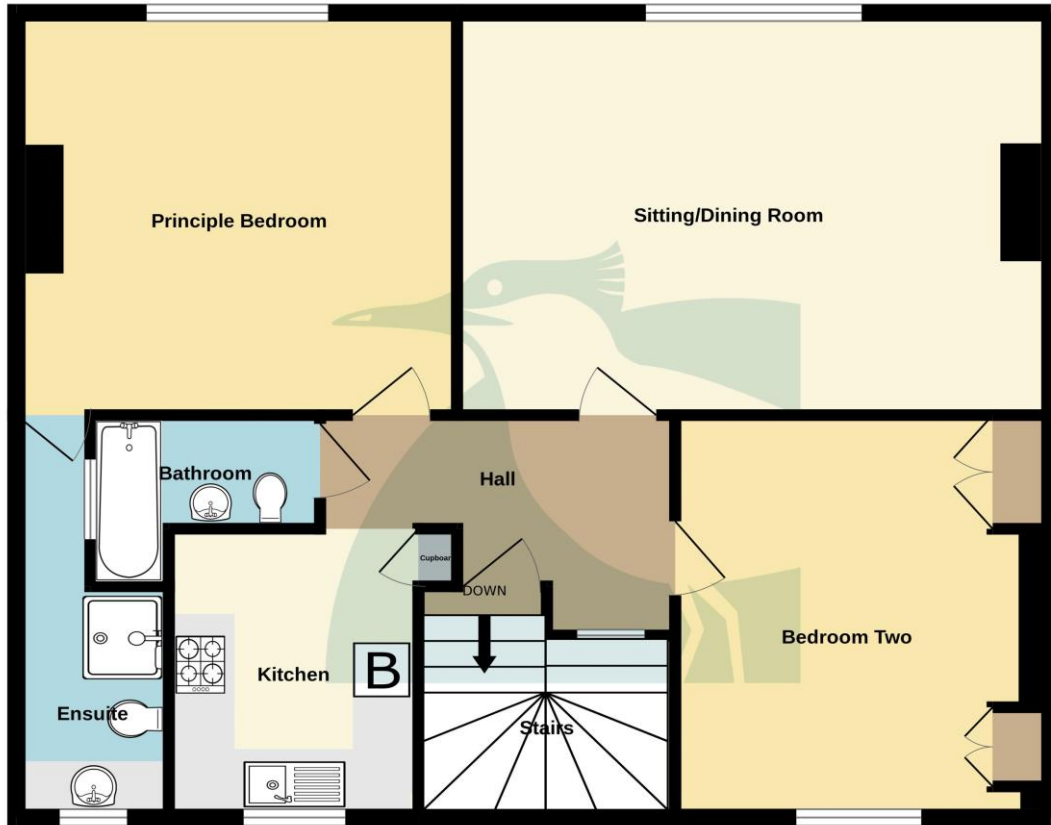
Agents Note

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
891 sq.ft. (82.8 sq.m.) approx.



Hall
11' 6" x 7' 5" (3.50m x 2.26m)

Kitchen
9' 2" x 8' 1" (2.79m x 2.46m)

Sitting/Dining Room
19' 11" x 13' 10" (6.07m x 4.21m)

Bathroom
7' 5" x 3' 10" (2.26m x 1.17m)

Principle Bedroom
14' 5" x 13' 7" (4.39m x 4.14m)

Ensuite
13' 7" x 4' 11" (4.14m x 1.50m)

Bedroom Two
13' 10" x 11' 3" (4.21m x 3.43m)

TOTAL FLOOR AREA : 891 sq.ft. (82.8 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		
69-80	C		
55-68	D	66 D	67 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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