



8 York Road
Walmer, Deal, CT14 7EA
£299,950

colebrooksturrock.com





8 York Road

Walmer, Deal

A well maintained, former fisherman's cottage having positioned within a sought after location, just a brief walk from the Walmer seafront.

Situation

York Road forms part of the Walmer Seafront Conservation Area situated mid way along this popular residential street, only a short stroll from the beach and the local parade of shops within The Strand. Deal to the North is a thriving seaside town with a rich history found amongst its winding streets and alleys. The town centre boasts an award winning high street offering specialist shops, galleries, restaurants, inns and a selection of vibrant cafes. The attractive coastline has a flat seven mile stretch from Kingsdown to the sand dunes of Sandwich Bay. The mainline railway station offers the Javelin high speed link to London St Pancras.

shed tucked to the rear with power and light as well as a right of way access. Unrestricted on street parking lies to the front on a first come first served basis.

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.

The Property

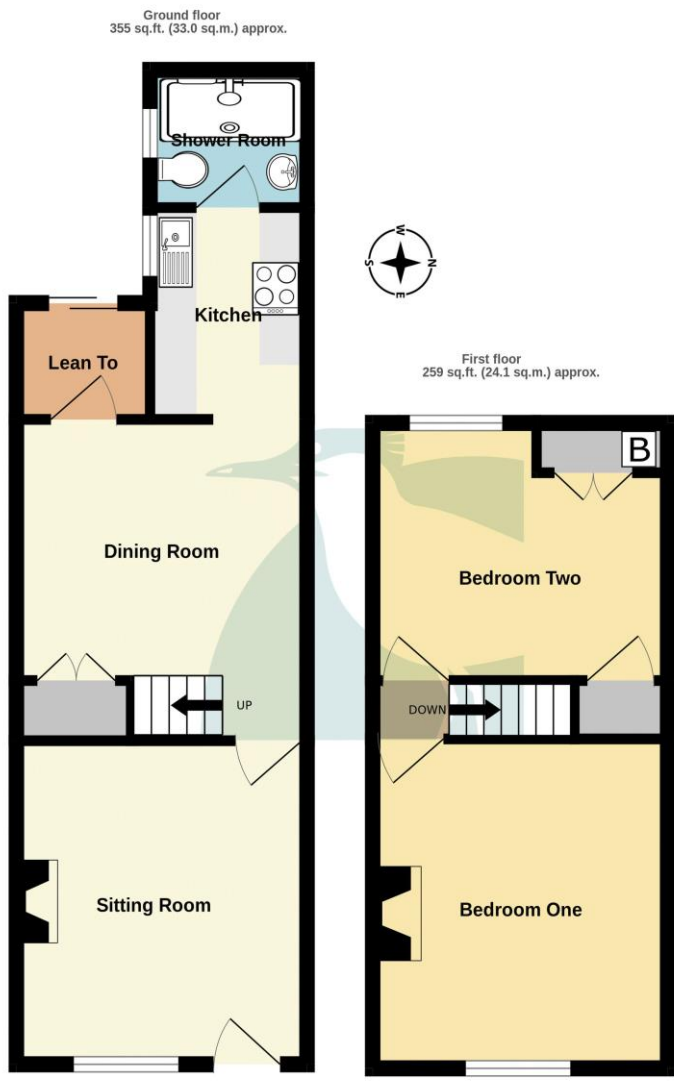
Number 8 comprises a beautiful contemporary interior having undergone refurbishment as well as a rear extension. The front hosts a cozy sitting room featuring an attractive log burner fireplace, exposed floorboards and modern sash windows. Adjacent to the sitting room is a spacious dining room with door leading to a lean to out into the courtyard garden. A beautifully designed kitchen lies to the rear with plenty of natural light and a fully tiled downstairs walk-in shower room. Upstairs comprises two double bedrooms, one with ample built in storage. Other perks include gas central heating, double glazed sash windows, and the property is offered with no onward chain.

Outside

The rear garden is well presented and considered low maintenance with an array of mature shrubs and hedging to boundaries creating a degree of privacy and seclusion. There is access to a timber



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



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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- Sitting Room**
11' 10" x 11' 1" (3.60m x 3.38m)
- Dining Room**
12' 1" x 11' 1" (3.68m x 3.38m)
- Kitchen**
7' 8" x 5' 10" (2.34m x 1.78m)
- Shower Room**
5' 11" x 5' 0" (1.80m x 1.52m)
- Lean To**
5' 0" x 4' 3" (1.52m x 1.29m)
- First Floor**
- Bedroom One**
11' 11" x 11' 1" (3.63m x 3.38m)
- Bedroom Two**
11' 2" x 9' 8" (3.40m x 2.94m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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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