



21 York Road
Walmer, Deal, CT14 7EA
£315,000

colebrooksturrock.com





21 York Road

Walmer, Deal

A charmingly designed and upgraded cottage boasting a spacious west-facing garden, nestled in a sought-after area, just a short stroll from the 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.

The Property

This appealing mid terrace former fisherman's cottage offers light and spacious open plan accommodation, just a stone's throw from Walmer Seafront. Upon entry you are welcomed into a charming sitting room featuring a central log burner and elegant sash windows to front. Adjacent to the sitting room is a spacious dining room leading into the contemporary kitchen having been fitted with a range of cream shaker units and integrated hob and oven. Stairs lead to the first floor whereby the principle bedroom is located to the rear, enjoying a pleasant outlook over the gardens with a comprehensive ensuite bathroom having a three piece matching white suite and separate shower cubicle. The second bedroom, also generously sized, sits at the front of the cottage. Fully double glazed, with gas central heating throughout, this property is offered for sale with no onward chain.

Outside

The attractive west-facing rear garden is spacious and requires minimal upkeep, primarily laid with patio flooring and featuring a shed and rear gate. Unrestricted street parking is available on both York Road and Campbell Road at the rear.

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

Council Tax Band

Historically council tax band B. Currently on business rates.

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

1st floor



- Sitting Room**
12' 0" x 10' 4" (3.65m x 3.15m)
- Dining Room**
11' 11" x 10' 2" (3.63m x 3.10m)
- Kitchen**
9' 9" x 6' 2" (2.97m x 1.88m)
- WC**
3' 9" x 2' 4" (1.14m x 0.71m)
- First Floor**
- Principle Bedroom**
10' 6" x 9' 5" (3.20m x 2.87m)
- Bedroom Two**
12' 0" x 10' 2" (3.65m x 3.10m)
- Bathroom**
9' 11" x 6' 6" (3.02m x 1.98m)

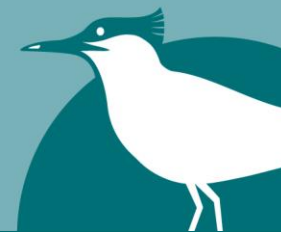
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		91 B
69-80	C		
55-68	D	66 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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