



51 York Road
Walmer, Deal, CT14 7ED
£299,950

colebrooksturrock.com





51 York Road

Walmer, Deal

A modern chain free end-terrace cottage, ideally located along York Road, just a short walk from the seafront and amenities.

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.

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: C

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

This modern end-terrace home is ideally located on York Road, just a short walk from the seafront and nestled amongst former fisherman's cottages close to local amenities. The property comprises of an entrance hallway leading to the large sitting/dining room with double doors opening out to the private courtyard. There is a modern fitted kitchen with an array of integrated appliances as well as a useful downstairs cloakroom and plentiful storage. From the first floor landing is a family bathroom and two double bedrooms, one with built in wardrobes. This well maintained home benefits from double glazing, gas central heating and is being sold with no onward chain.

Outside

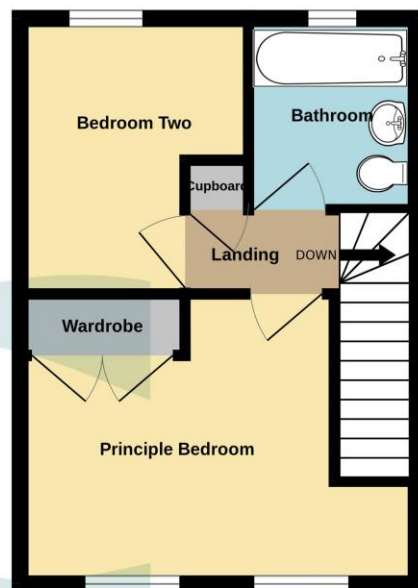
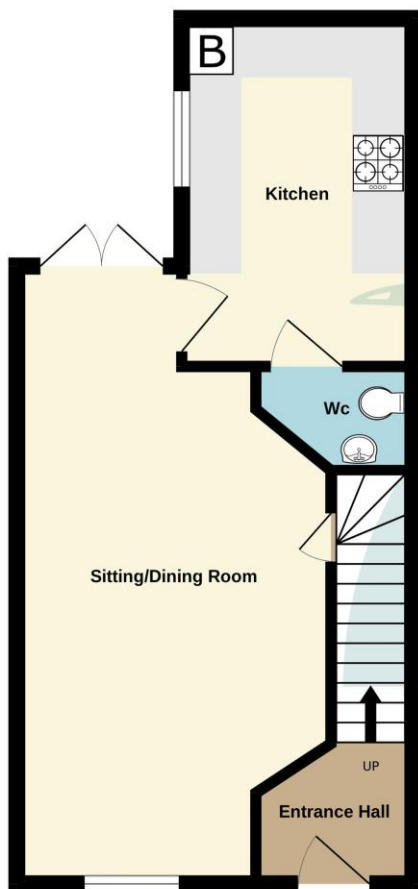
The low maintenance courtyard lies to the rear and has a westerly aspect, ideal for an evening alfresco supper. Unrestricted on street parking is available on York Road on a first come first served basis.



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

Ground floor
364 sq.ft. (33.8 sq.m.) approx.

1st floor
270 sq.ft. (25.1 sq.m.) approx.



Entrance Hall

5' 6" x 4' 10" (1.68m x 1.47m)

Sitting/Dining room

21' 4" x 11' 0" (6.50m x 3.35m)

Kitchen

12' 0" x 8' 1" (3.65m x 2.46m)

WC

5' 6" x 3' 7" (1.68m x 1.09m)

Landing

Principle Bedroom

14' 3" x 9' 4" (4.34m x 2.84m)

Bedroom Two

10' 2" x 5' 11" (3.10m x 1.80m)

Bathroom

7' 1" x 5' 7" (2.16m x 1.70m)

TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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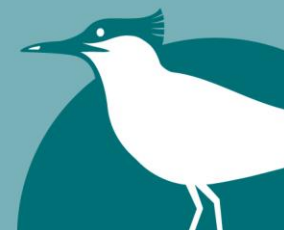


Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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