

**THESE ARE DRAFT PARTICULARS AND MAY BE SUBJECT TO CHANGE**



**APPROVAL OF DETAILS**

Sign \_\_\_\_\_

Date \_\_\_\_\_

79 Salisbury Road  
Walmer, Deal, CT14 7QL  
£495,000

[colebrooksturrock.com](http://colebrooksturrock.com)





# 79 Salisbury Road

Walmer, Deal

A modern detached family home with good size gardens conveniently positioned on the boundary of Deal and Walmer.

## Situation

The property sits at the very top Salisbury Road on the boundary of Upper Walmer and Deal, a reputable area offering convenient and essential facilities close at hand. The seafront is nearby with its two mile pebble shoreline, popular promenade and cycle path with two Tudor castles en-route. Deal to the north is a thriving traditional seaside town, providing a wide range of amenities including an award winning high street with an eclectic mix of individual shops, restaurants and cafes, an attractive seafront, Grade II listed pier and fascinating historic quarter. The town not only has period charm but also a flourishing local community. The seafront offers an ideal opportunity for outdoor sporting pursuits, there are numerous championship golf courses locally and Walmer also has a highly regarded lawn tennis club. Within a short stroll are comprehensive bus routes and a mainline railway station linking to the high speed service to London St Pancras.

## The Property

This light and airy modern detached family home offers well-proportioned accommodation and no onward chain. A bright reception hall lies to the front and leads through to the entrance hall; with spacious storage and cloakroom. The dual aspect sitting/dining room runs from front to back and features a focal point gas fire whilst the kitchen lies adjacent fitted with a range of farmhouse units and integrated appliances capped with contrasting worktops. To the first floor are three double bedrooms, all boasting ample storage, together with a bathroom and separate WC. The property is gas centrally heated via a Vaillant boiler located in

the kitchen and a mixture of aluminium and UPVC double glazing is installed.

## Outside

The property is set back from the road with double wooden gates opening to a block paved driveway providing off road parking and vehicular access to the single garage. The driveway is flanked by flowerbeds with an area of lawn adjacent. A wrought iron gate gives side access to the private lawned rear garden with raised planted brick beds and a paved patio running along the rear elevation.

## 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: E**

**EPC Rating: C**

## Agents Note

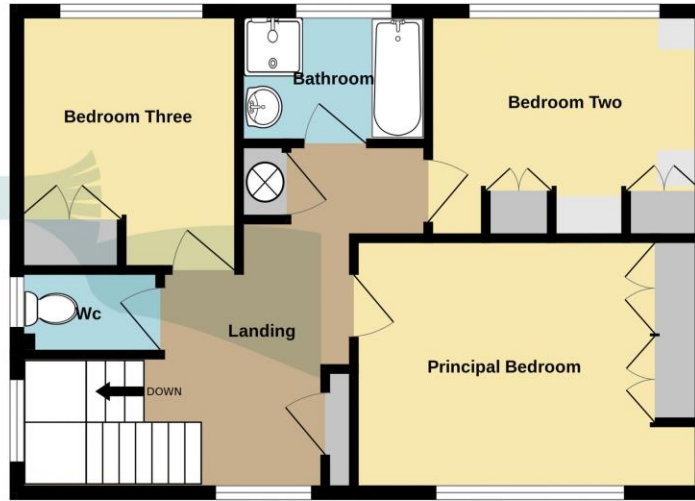
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Ground floor  
767 sq.ft. (71.3 sq.m.) approx.

First floor  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Reception Hall  
12' 7" x 9' 4" (3.83m x 2.84m)

Entrance Hall  
8' 10" x 7' 9" (2.69m x 2.36m)

Cloakroom  
5' 10" x 2' 9" (1.78m x 0.84m)

Kitchen/Breakfast Room  
11' 9" x 10' 1" (3.58m x 3.07m)

Sitting/Dining Room  
19' 5" x 16' 0" (5.91m x 4.87m) narrowing to 13' 9" (4.19m)

### First Floor

Bedroom One  
13' 6" x 9' 10" (4.11m x 2.99m)

Bedroom Two  
10' 10" x 9' 2" (3.30m x 2.79m)

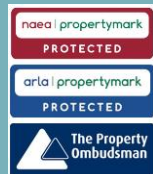
Bedroom Three  
10' 3" x 9' 0" (3.12m x 2.74m)

Bathroom  
7' 8" x 5' 4" (2.34m x 1.62m)

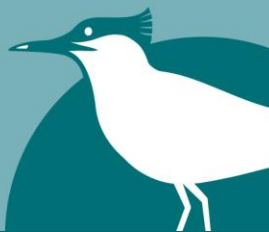
Separate WC  
5' 10" x 2' 8" (1.78m x 0.81m)

Garage  
15' 4" x 7' 11" (4.67m x 2.41m)

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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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