



89 Station Road
Walmer, Deal, CT14 7RL
£360,000

colebrooksturrock.com





89 Station Road

Walmer, Deal

An immaculately presented Victorian townhouse offering stylish, light and airy accommodation, conveniently located a stone's throw from Walmer station.

Situation

The property is within close proximity to Walmer station providing a regular service along the coast and links to the Javelin high speed service to London St Pancras whilst Walmer Village continues to be a focal point for those living in Upper Walmer with the churches and independent shops, housed in Victorian buildings, offering all the essentials expected in a village environment. The idyllic surrounding countryside provides an abundance of beautiful walks whilst to the east, the natural boundary of the English Channel provides an unspoilt pebble shoreline with two mile cycle route and footpath all the way to the bustling town of Deal. This fashionable coastal destination has won many awards for its charming seafront, coupled with eclectic high street, where you will find several restaurants and cafes, together with a selection of lovely independent shops and galleries.

The Property

The traditional brick and rendered facade of this Victorian town house belies the sleek, stylish and beautifully presented accommodation within, where a fresh modern scandi style interior is harmoniously combined with the characterful features of the period. The ground floor layout retains the separate bay windowed sitting room to front complete with an attractive open fireplace. Towards the rear a more open plan layout has been created and offers a great entertaining space with the entrance hallway flowing into the dining room, with newly fitted wood burning stove, and beyond to the kitchen/breakfast room. The kitchen is fitted with a contemporary range of handleless gloss units and integrated cooking appliances whilst a useful utility and cloakroom lie to the rear to which a new fiberglass roof has recently been installed. Two beautiful double bedrooms occupy the first and second floors serviced by a generous first floor bathroom,

featuring twin vanity basins. A further single bedroom, presently utilised as a dressing room is situated off the half landing. This light and airy home is fully double glazed, gas centrally heated and is being sold with no onward chain.

Outside

A well-tended south-west facing garden lies to the rear, enjoying the majority of the sunshine, with a decked seating area extending from the rear elevation. A central lawn is flanked by fully stocked flower borders and beyond lies an impressive mature olive tree, painted timber shed and gate providing rear pedestrian access. Unrestricted street parking is available 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: D

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.

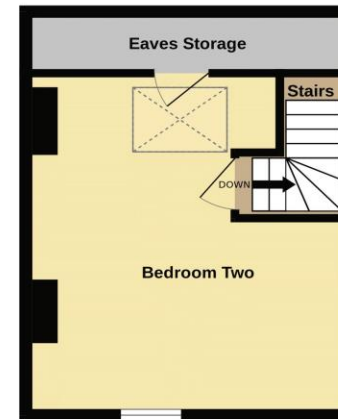


To view this property call Colebrook Sturrock on **01304 381155**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Second floor
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.4 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

13' 2" into bay x 11' 4" (4.01m x 3.45m)

Dining Room

15' 2" inc. stairs x 11' 2" (4.62m x 3.40m)

Kitchen/Breakfast Room

10' 11" x 7' 11" (3.32m x 2.41m) plus 9' 8" x 6' 1" (2.94m x 1.85m)

Utility Room & WC

7' 7" x 6' 5" (2.31m x 1.95m)

First Floor

Principal Bedroom

14' 6" x 10' 11" (4.42m x 3.32m)

Bathroom

11' 2" x 9' 9" (3.40m x 2.97m)

Bedroom Three/Dressing Room

10' 10" x 7' 9" (3.30m x 2.36m)

Second Floor

Bedroom Two

16' 5" max x 15' 3" max (5.00m x 4.64m)

Basement Level

Basement Room

15' 3" x 10' 1" (4.64m x 3.07m)

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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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