



18 Belmont, Dover Road
Walmer, Deal, CT14 7QU
£259,950

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18 Belmont

Dover Road, Walmer, Deal

A charming, chain free, character cottage tucked away in a peaceful side road with Upper Walmer, with a delightful south facing garden.

Situation

Within Walmer village lies Belmont, a peaceful leafy side road with a selection of charming Victorian terraced cottages conveniently located for Walmer station and the amenities of Upper Walmer with essential shops, which include a butcher, pharmacy and bakery close at hand. 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

Tucked away in a quiet side road and forming part of a Victorian terrace is 18 Belmont, a charming cottage enjoying characterful accommodation and a delightful south facing garden. The main entrance opens into a lovely dining room complete with handsome fireplace and parquet flooring which extends through to the sitting room. To rear lies a light and airy bathroom with three piece matching white suite along with a galley kitchen fitted with a range of matching units, integrated gas hob and useful storage recess, perfect for a free standing fridge/freezer. From the sitting room stairs lead down to a fully decorated and useable basement room, currently utilised as a music room. To the first floor are two bright, spacious double bedrooms with painted floorboards and a focal point fireplace to bedroom one and solid oak flooring to bedroom two. This much loved home is fully double glazed and gas centrally heated via a newly fitted boiler located in the kitchen.

Outside

To rear lies a delightful south facing cottage garden, enjoying mature well stocked flower borders, paved patio and a timber garden shed. A shared right of way across the rear elevation extends across all neighbouring properties to allow pedestrian access to the front.

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

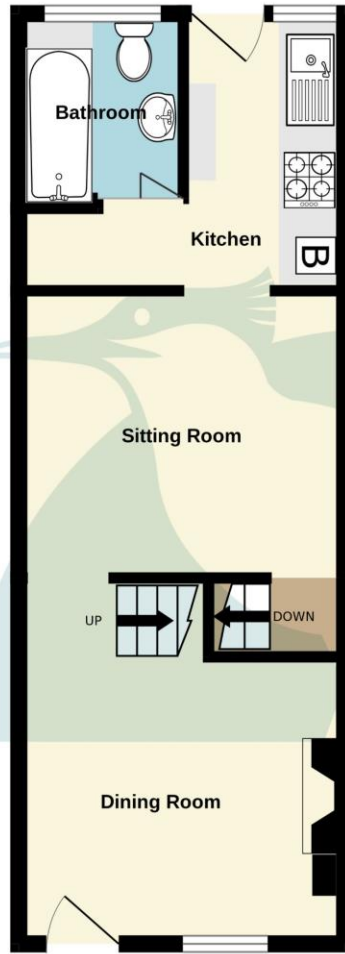
Agents Note

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.

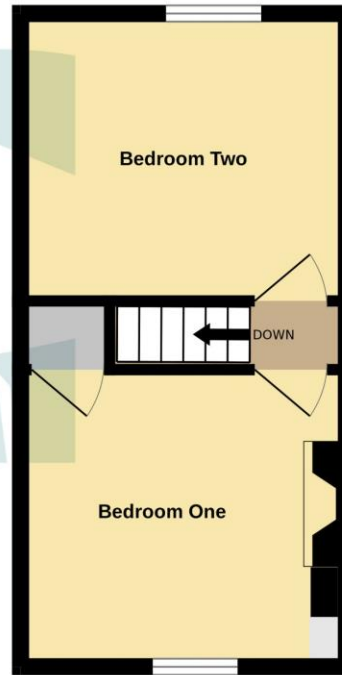


To view this property call Colebrook Sturrock on **01304 381155**

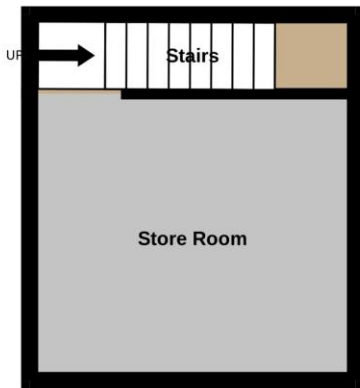
Ground floor
355 sq.ft. (33.0 sq.m.) approx.



First floor
247 sq.ft. (22.9 sq.m.) approx.



Basement
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.2 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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Dining Room

12' 8" inc stairs x 11' 3" (3.86m x 3.43m)

Sitting Room

11' 3" x 9' 11" (3.43m x 3.02m)

Kitchen

9' 5" x 5' 2" (2.87m x 1.57m)

Bathroom

6' 5" x 5' 4" (1.95m x 1.62m)

Basement Level

Store Room

12' 5" inc stairs x 11' 1" (3.78m x 3.38m)

First Floor

Bedroom One

11' 3" x 10' 3" (3.43m x 3.12m)

Bedroom Two

11' 4" x 9' 11" (3.45m x 3.02m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 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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