



Castaway, 49a Balmoral Road
Kingsdown, Deal, CT14 8BX
£1,195,000

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Castaway

49a Balmoral Road, Kingsdown, Deal

An exquisite contemporary residence commanding fine countryside and sea views.

Situation

Balmoral Road forms part of this sought after part of Kingsdown ideally located within the village, just a short stroll to the local primary school and beach. The ever popular village of Kingsdown enjoys a range of local amenities which include a post office, hairdressers, high class butchers and convenience shop, together with three local inns and a village primary school awarded an outstanding Ofsted report.

The Property

Tucked away on the outskirts of a sought-after former fishing village, Castaway commands a breath-taking vista of fine countryside and sea views. This exquisite contemporary residence offers generous yet well-proportioned accommodation, designed with great versatility to adapt to various needs.

On the ground floor, the property features a double bedroom/home office, providing a flexible space that can serve as either a private retreat or a productive workspace. The cinema room, equipped with an integrated speaker system and French doors, offers a luxurious entertainment experience. A utility/laundry room ensures practical convenience, while the shower room and steam room add elements of comfort and relaxation. Access to the integral double garage is available, offering secure parking and storage. This suite of rooms can easily be converted into a self-contained annexe, perfect for guests or extended family.

The first floor houses the principal accommodation, showcasing a spectacular triple aspect kitchen/dining room. This space takes full advantage of the stunning views and surrounding gardens, with large bi-folding doors opening onto a decked side terrace, seamlessly blending indoor and outdoor living. The kitchen is fitted with a sleek range of handleless units and integrated AEG appliances, making it a modern culinary haven. A separate reception/games room lies across the landing, offering versatility as an additional living area or potential bedroom suite. The family bathroom, featuring twin basins and a freestanding bath, provides a touch of luxury. The principal bedroom suite completes this floor, boasting an ensuite shower room, built-in wardrobes, and French doors with a Juliet balcony.

The second floor continues to impress with two further double bedrooms, one with an ensuite shower room, and a separate cloakroom for added convenience. The highlight of this floor is the truly enviable triple aspect sitting room, where bi-folding doors open onto a balcony, offering panoramic views. A handsome modern fireplace serves as an atmospheric focal point, enhancing the room's elegance and charm.

Castaway is meticulously designed for both luxury and flexibility, making it an ideal choice for those seeking a refined lifestyle in a picturesque setting. Its adaptable living spaces, high-end finishes, and stunning views create a unique and desirable residence.

Outside

The property boasts a multi-level wrap-around garden, meticulously laid to lawn, providing an expansive and verdant outdoor space ideal for relaxation and recreation. The garden's design enhances the home's picturesque setting, offering various levels that create interest and functional areas for different activities.





To view this property call Colebrook Sturrock on [01304 381155](tel:01304381155)

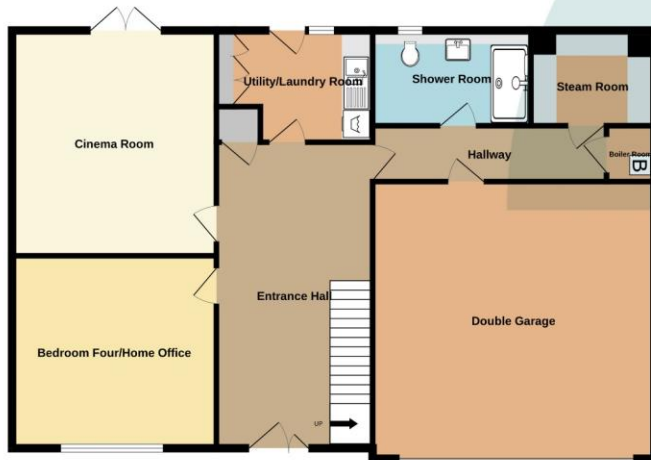
First floor
1332 sq.ft. (123.7 sq.m.) approx.



Second floor
1181 sq.ft. (109.8 sq.m.) approx.



Ground floor
1333 sq.ft. (123.9 sq.m.) approx.



TOTAL FLOOR AREA : 3847 sq.ft. (357.4 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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Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ

Tenure

Freehold

EPC Rating: B

Current Council Tax Band: G

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.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance Hall

21' 6" x 11' 0" (6.55m x 3.35m)

Bedroom Four/Home Office

14' 4" x 13' 6" (4.37m x 4.11m)

Cinema Room

15' 10" x 14' 4" (4.82m x 4.37m)

Utility/Laundry Room

9' 9" x 7' 9" (2.97m x 2.36m)

Shower Room

11' 1" x 6' 8" (3.38m x 2.03m)

Steam Room

8' 0" x 6' 7" (2.44m x 2.01m)

Double Garage

19' 10" x 19' 6" (6.04m x 5.94m)

First Floor

Kitchen/Diner

29' 8" x 16' 11" (9.04m x 5.15m)

Bathroom

9' 4" x 8' 10" (2.84m x 2.69m)

Principal Bedroom

14' 5" x 14' 4" (4.39m x 4.37m) extending to 17' 1" (5.20m)

Ensuite

8' 0" x 4' 9" (2.44m x 1.45m)

Games Room

19' 8" x 16' 9" (5.99m x 5.10m)

Second Floor

Sitting Room

27' 4" x 16' 11" (8.32m x 5.15m) extending to 20' 6" (6.24m)

Cloakroom

9' 0" x 6' 6" (2.74m x 1.98m)

Guest Bedroom Two

14' 11" x 14' 4" (4.54m x 4.37m)

Ensuite Shower room

9' 3" x 4' 10" (2.82m x 1.47m)

Bedroom Three

19' 8" x 16' 7" (5.99m x 5.05m)



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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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