



The Boat House, 103a Kingsdown Road
Walmer, Deal, CT14 8BL
£750,000

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The Boat House

103a Kingsdown Road, Walmer, Deal

A delightful coastal hideaway, just steps from the beach, offering the perfect blend of tranquility and seaside charm.

Situation

Nestled between Kingsdown and Walmer, this property enjoys an enviable location just a stone's throw from the beach and a short distance from the historic Walmer Castle. The picturesque village of Kingsdown, with its charming local stores, three inviting inns, and a highly regarded primary school, is just moments away. To the north lies the vibrant seaside town of Deal, famous for its award-winning high street, where you'll find unique shops, cosy restaurants, and quaint cafés. Deal's scenic seafront, historic Grade II listed pier, and striking Tudor Castle add to its rich period charm, while a lively arts scene and close-knit community enhance its appeal. Outdoor enthusiasts will love the two-mile promenade, perfect for leisurely walks and cycling along the coast. Walmer mainline station, a mere five-minute drive, provides regular services to London St Pancras, including high-speed Javelin links, making this the ideal home for commuters seeking a tranquil coastal retreat.

surfaces, and integrated appliances, all cleverly divided by a return worktop. Ledge and brace doors add a traditional touch, leading to a well-appointed shower room and cloakroom with a Jack & Jill layout, offering separate access to the study/bedroom for convenient ground-floor living if desired.

Bi-fold wooden doors open into the dining room, a bright and airy space with a vaulted ceiling and sliding glazed patio doors that connect back to the sitting room. An attractive turning staircase leads to a galleried landing, illuminated by inset lighting, with doors to two generously sized double bedrooms, both offering ample eaves storage. The stylish family bathroom is situated between the bedrooms and features a matching white suite, creative inset uplighters, and a charming porthole window that adds a touch of nautical elegance.

Outside

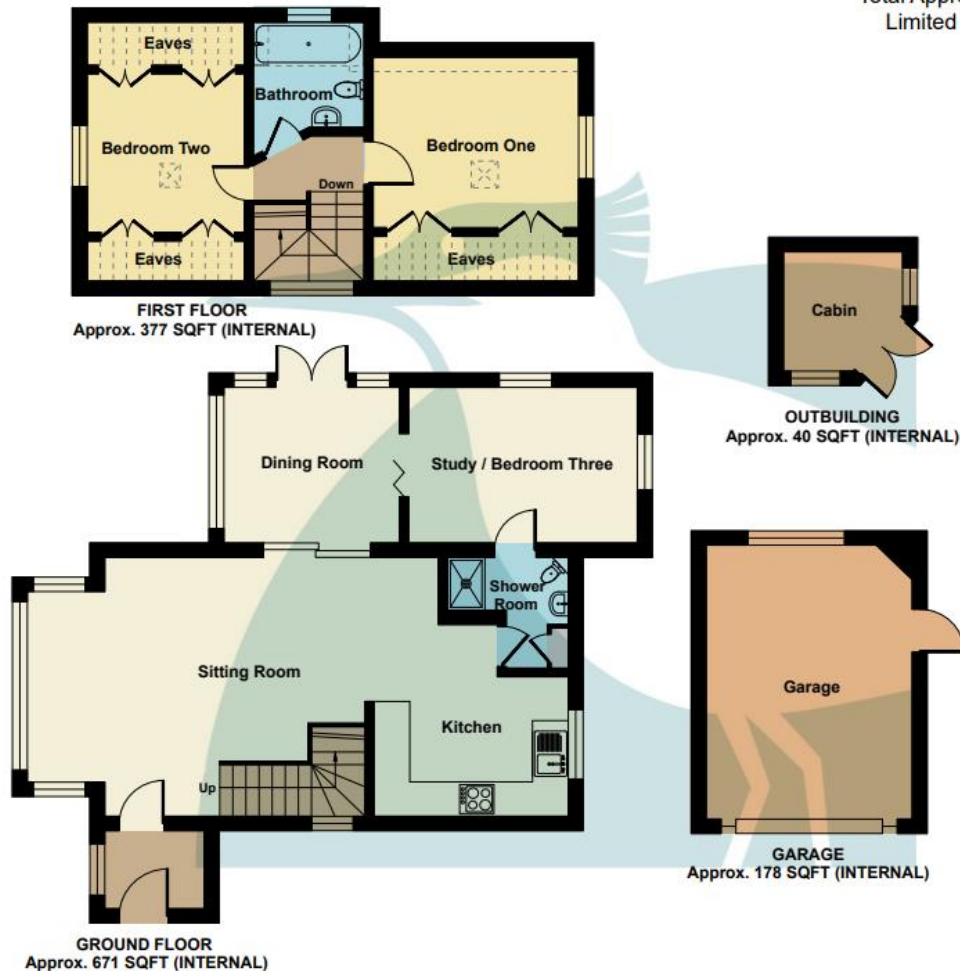
Tucked away from the main road, down a track, a footpath winds up to the beach. A detached garage, complete with an up-and-over door, power, and lighting, provides convenient access, while a personal side door opens into the garden. The garden itself gracefully wraps around the property, offering privacy and seclusion with its panelled fencing and gated entry. Paved pathways, adorned with beach stones and timber sleepers, evoke a delightful seaside ambiance. The main garden area is laid to lawn and features a vibrant array of planted borders, an ornamental corner pond, and a picturesque summerhouse nestled in the far corner. Behind the house, a second storage shed offers additional space, while behind the garage, a wood store and potting area showcase a variety of plantings, adding to the garden's charm and practicality.

The Property

In 2007 The Boat House was thoughtfully reimagined and transformed into a charming detached home while preserving its elegant Edwardian façade. The striking exterior features colour-washed elevations with scalloped tiling beneath a pitched, interlocking tiled roof, complete with a distinctive cupola and decorative ridge tiling. The current owner has made further enhancements, including a new porch and detached garage added in 2011, and a ground floor extension in 2016, which now includes a versatile study or third bedroom. Inside, the home boasts an inviting open-plan kitchen/living room with windows on three sides, filling the space with natural light. A Contura wood burner adds warmth and character, while oak flooring flows seamlessly into the kitchen area. The kitchen itself is beautifully designed, featuring shaker-style cabinetry, solid oak work



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



Total Approximate Area = 948 sq ft / 88 sq m
 Limited Use Area(s) = 100 sq ft / 9.2 sq m
 Garage = 178 sq ft / 16.5 sq m
 Outbuilding = 40 sq ft / 3.7 sq m
 Total = 1266 sq ft / 117.4 sq m
 For identification only - Not to scale

Sitting Room

18' 0" x 14' 6" (5.48m x 4.42m)

Kitchen

10' 8" x 7' 8" (3.25m x 2.34m)

Dining Room

9' 8" x 8' 11" (2.94m x 2.72m)

Study/Bedroom Three

12' 7" x 8' 9" (3.83m x 2.66m)

Shower Room

8' x 6'2 (2.44m x 1.88m)

First Floor

Bedroom One

11' 4" x 9' 9" (3.45m x 2.97m)

Bedroom Two

9' 4" x 8' 8" (2.84m x 2.64m)

Bathroom

6'8 x 6'3 (2.03m x 1.91m)

Garage

15' 8" x 11' 4" (4.77m x 3.45m)

Cabin

6' 10" x 6' 7" (2.08m x 2.01m)

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: C

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1181666



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17 The Strand, Deal, Kent, CT14 7DY
 t: 01304 381155
 walmer@colebrooksturrock.com

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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