



26 James Hall Gardens
Walmer, Deal, CT14 7TA
£350,000

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26 James Hall Gardens

Walmer, Deal

An immaculately presented terraced family home, set within a quiet cul-de-sac location, with granted planning permission for a front porch/kitchen extension.

Situation

James Hall Gardens is a quiet cul-de-sac of like styled modern family homes situated in a popular and convenient residential area of Walmer, which offers a selection of convenient shops and cafes locally on The Strand. To the east, the natural boundary of the English Channel provides an unspoilt pebble shoreline with a two mile cycle route and footpath all the way to the bustling town of Deal. This fashionable coastal destination has much to offer and has won many awards for its charming seafront and eclectic high street, where you will find several eateries, a selection of independent and high street shops, supermarkets, a post office and even a weekly market. Walmer train station provides a regular service along the coast and links to the Javelin high speed service to London St Pancras. The Downs Primary School and Goodwin Academy are both only a short walk away.

The Property

Set within a quiet cul-de-sac of like styled properties No:26 offers immaculately presented accommodation, ample parking and a delightful rear garden. From the bright entrance hall is a light filled kitchen, fitted with a range of matching units and integrated appliances. To the rear a spacious sitting/dining room runs the full width of the property and features a contemporary focal point fireplace, air conditioning and sliding patio doors overlooking and opening onto the garden. Three beautiful bedrooms occupy the first floor together with a spacious family bathroom fitted with a three piece matching white suite and separate walk in shower. The former garage has been transformed into a modern styled shower room and utility room, fitted with sleek gloss units and integrated fridge/freezer, whilst the front section remains as useful storage. This enviable family home is fully double glazed, gas centrally heated and is fitted with solar panels.

Planning permission has also been granted for either a front porch addition or a porch/kitchen extension in order to link the existing entrance hall with the utility and shower room.

Outside

To the front a generous block paved driveway provides ample parking, whilst to rear lies a well tended lawn garden complete with paved patio running across the rear elevation and prettily planted raised beds. To rear sits a fully insulated summerhouse/home office which has power and lighting connected and double glazed French doors opening onto the garden.

Services

All mains services are understood to be connected to the property inclusive of solar panels and air conditioning to the sitting/dining room.

Local Authority

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

Tenure

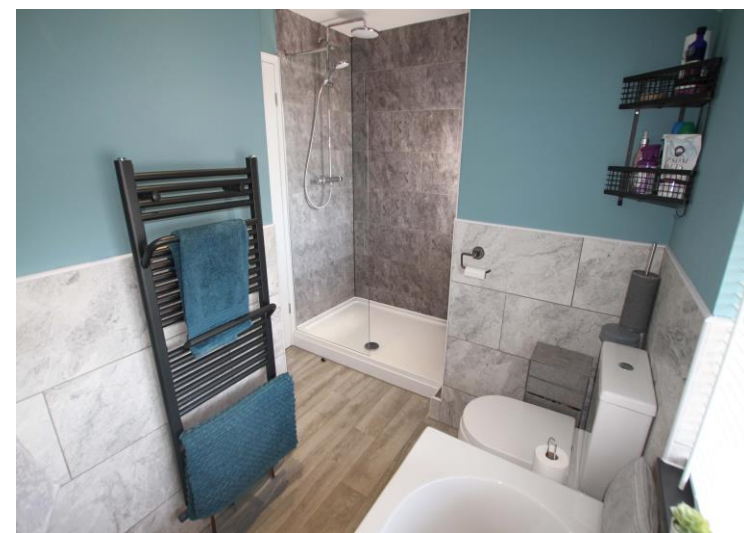
Freehold

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.

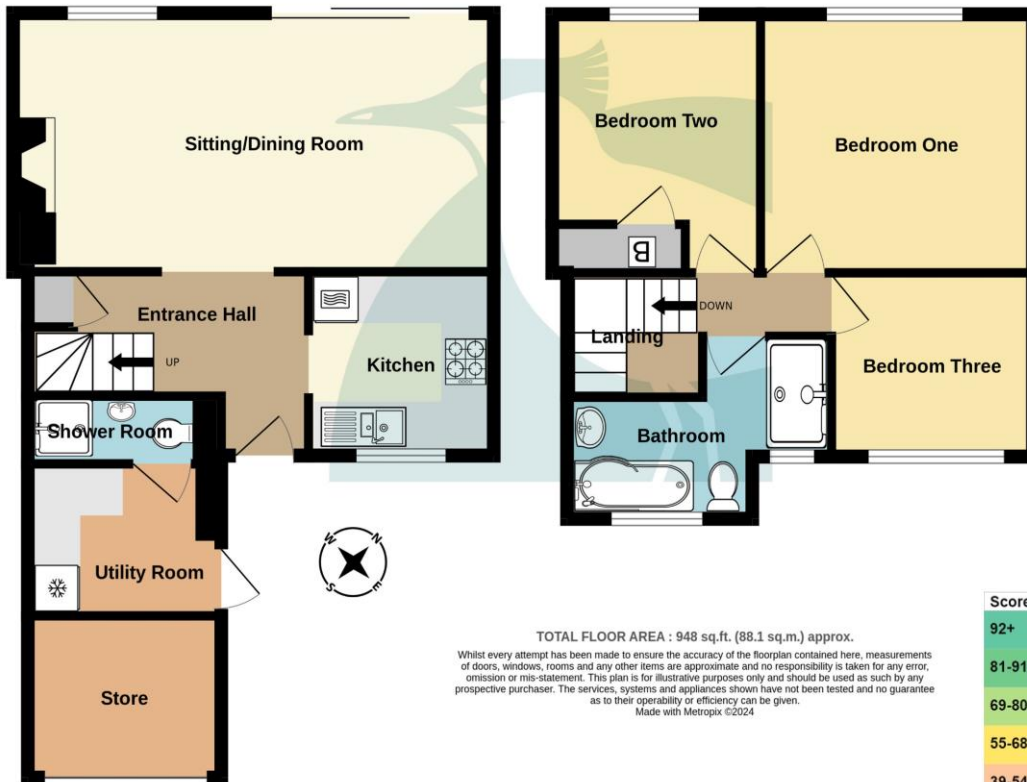


To view this property call Colebrook Sturrock on **01304 381155**



Ground floor
548 sq.ft. (50.9 sq.m.) approx.

First floor
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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/Dining Room
20' 9" x 10' 10" (6.32m x 3.30m)

Kitchen
8' 0" x 7' 9" (2.44m x 2.36m)

Shower Room
6' 11" x 2' 10" (2.11m x 0.86m)

Utility Room
7' 0" x 6' 5" (2.13m x 1.95m)

Store
8' 3" x 6' 9" (2.51m x 2.06m)

First Floor

Bedroom One
11' 9" x 11' 0" (3.58m x 3.35m)

Bedroom Two
11' 0" x 8' 7" (3.35m x 2.61m)

Bedroom Three
8' 8" x 7' 9" (2.64m x 2.36m)

Bathroom
Irregular shape 11' 4" max x 7' 9" max (3.45m x 2.36m)

Summerhouse/Home Office
9' 4" x 7' 5" (2.84m x 2.26m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 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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