



Flat 12 May Lodge, 6 Marine Road  
Walmer, Deal, CT14 7DN  
£325,000

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# Flat 12 May Lodge

6 Marine Road, Walmer, Deal

A beautifully presented top floor apartment, boasting stunning views across Walmer seafront and beyond. No Chain.

## Situation

Marine Road occupies a prominent position on the seafront in Walmer, with surprisingly quiet vehicular usage. May Lodge lies amongst attractive neighbouring properties and directly opposite the pebble shoreline, less than quarter of a mile to the south of Deal town centre with its historic Castle and Grade II Listed pier. Deal is a traditional coastal town with a rich history, providing a wide range of amenities including an award winning high street with a pleasing mix of individual shops, restaurants and cafes. The town provides period charm with its delightful historic quarter, where numerous narrow and attractive streets run down from the seafront. Its two mile promenade is ideal for cycling and walking. The mainline railway service includes the high speed Javelin link to London St Pancras.

## The Property

This stunning top-floor apartment offers unparalleled panoramic views of the seafront, stretching to Deal Castle and the promenade. One of just 12 residences within the building, this property is accessed via communal stairs with a secure entry system. Designed to maximize natural light, the interior boasts a thoughtful layout with skylights and large windows that perfectly frame the breathtaking views. The apartment features two generously sized double bedrooms, both with built-in storage, and a well-appointed bathroom suite, complete with a utility cupboard ideal for a washing machine or dryer. The heart of the home is the open-plan living area, where fabulous sea views can be enjoyed from every angle. This space flows seamlessly into a sleek, modern kitchen equipped with a breakfast bar, integrated appliances, leaving space for an informal seating and dining area. Finished to an exceptional standard, the property showcases high-quality fittings and striking contemporary décor, offering a blend of luxury and coastal charm.

## Outside

A sizable frontage offers a mature garden with manicured lawn and colorful flower and shrub borders as well as spaces for parking to front. The driveway extends to the rear of the building, providing additional unallocated parking, garages, and designated bin storage facilities. At the back, residents can enjoy a communal walled patio garden, complete with a seating area and a shared shed for garden storage.

## 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 & Service Charges

Share of Freehold with a 1000 year lease from December 1974.

Annual Service Charge: £800

**No buy to let, long term lets or holiday lets permitted within the terms of the lease.**

**Current Council Tax Band: C**

**EPC Rating: C**

## Agents Note

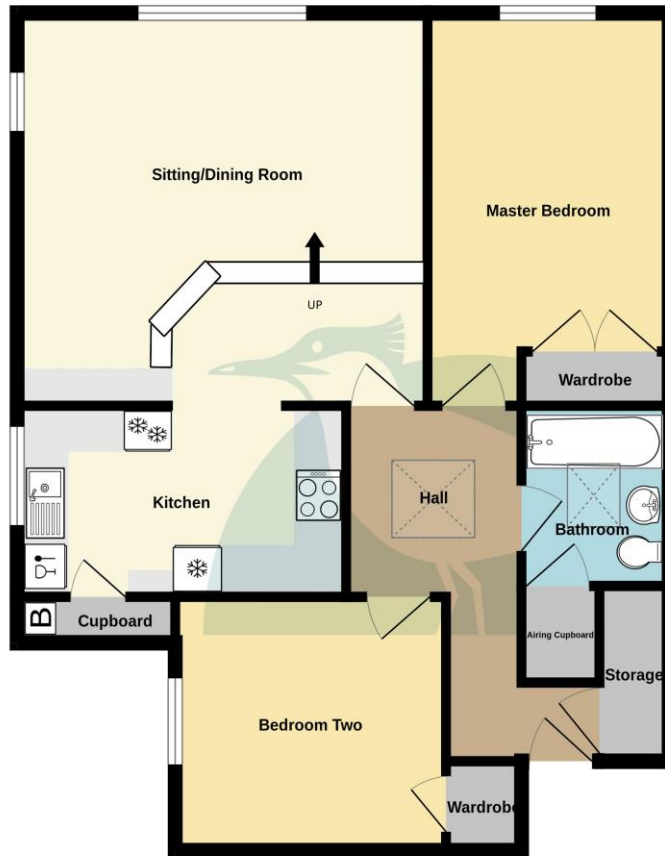
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





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

Ground floor  
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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### Entrance Hall

7' 3" x 7' 0" (2.21m x 2.13m)

### Master Bedroom

15' 0" x 9' 7" (4.57m x 2.92m)

### Bedroom Two

10' 9" x 9' 8" (3.27m x 2.94m)

### Bathroom

6' 10" x 5' 8" (2.08m x 1.73m)

### Kitchen

13' 1" x 7' 3" (3.98m x 2.21m)

### Sitting/Dining Room

16' 8" x 15' 0" (5.08m x 4.57m)

### Garage

18' 7" x 8' 9" (5.66m x 2.66m)

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