



52 The Strand
Walmer, Deal, CT14 7DP
£545,000

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52 The Strand

Walmer, Deal

An enchanting town house boasting deceptively spacious and characterful accommodation, conveniently located on The Strand.

Situation

Situated in lower Walmer, No:52 enjoys a superb location, opposite the green and seafront with its two mile pebble shoreline, offering a wide range of water sports with various sailing, rowing, and angling clubs, together with the popular promenade and cycle path. The parade of shops on The Strand provides shopping essentials and a variety of cafes and restaurants. A short stroll away, Deal town centre has won several awards for its eclectic high street with a vibrant cafe culture, local inns and restaurants along with high street multiples and interesting individual shops. Deal has a mainline railway station with a frequent service connecting to the Javelin high speed link to London St Pancras. The surrounding countryside offers endless walking opportunities and there are four good golf courses within a radius of six miles.

living arrangements, and the location is perfect for those looking to enjoy the town and vibrant local community. This much loved home is a rare find, offering character and comfort in equal measure.

Outside

The property enjoys a delightful enclosed west facing paved courtyard garden, stocked with a range of established climbing plants and shrubs arranged within raised beds creating the backdrop to this peaceful and private haven. There is also a log store. Unrestricted on street parking is available in the surrounding roads and on the seaward side of The Strand.

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.

The Property

This charming four-storey townhouse, located on Walmer seafront, offers a unique blend of character, flexibility, and homely warmth. With sea views to the front and a private, west-facing courtyard garden, the property provides an ideal coastal retreat with the town and seafront on your doorstep. The ground floor features a spacious dining room, kitchen, and a delightful garden room overlooking the courtyard. Downstairs, the lower ground floor boasts a bar area and a versatile cellar room, ideal for entertaining or as a private space. The first floor is home to a bright sitting room, or potential third bedroom, with beautiful sea views, as well as a bathroom and separate cloakroom, while the second floor offers two generous double bedrooms. Throughout, the property is full of unique, eclectic décor, creating an atmosphere that is both charming and inviting. The accommodation is highly flexible, making it suitable for a variety of



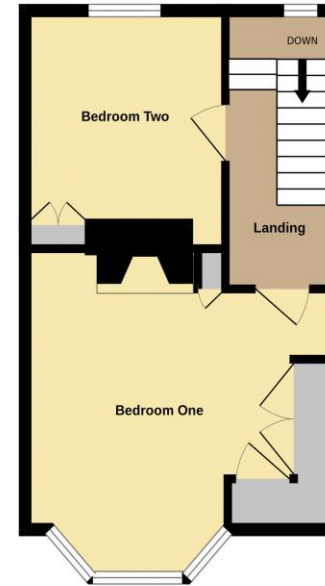
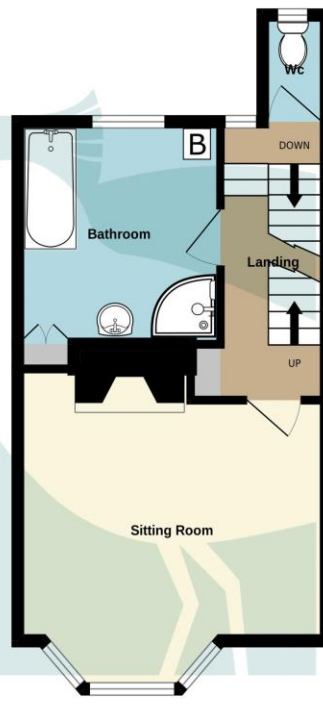
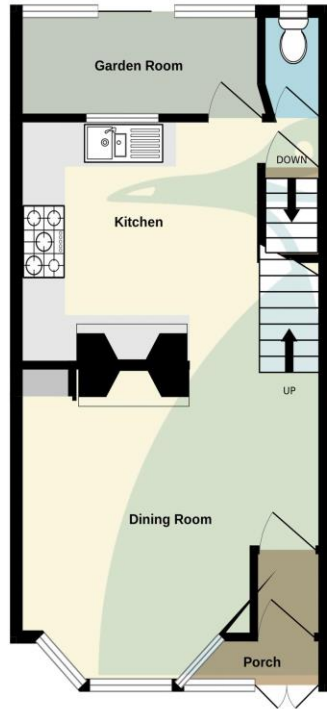
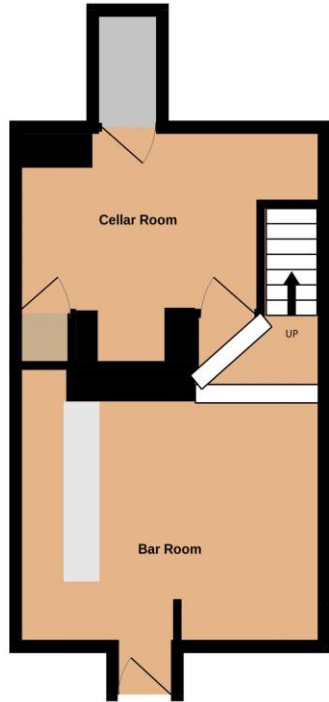
To view this property call Colebrook Sturrock on **01304 381155**

Lower ground floor
337 sq.ft. (31.3 sq.m.) approx.

Ground floor
410 sq.ft. (38.1 sq.m.) approx.

First floor
346 sq.ft. (32.1 sq.m.) approx.

Second floor
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Dining Room

14' 5" x 12' 10" into bay (4.39m x 3.91m)

Kitchen

11' 11" x 11' 0" (3.63m x 3.35m)

Garden Room

11' 7" x 5' 0" (3.53m x 1.52m)

Cloakroom

4' 6" x 2' 11" (1.37m x 0.89m)

Lower Ground Floor

Bar Room

14' 0" x 10' 11" (4.26m x 3.32m)

Cellar Room

14' 0" x 10' 0" (4.26m x 3.05m)

First Floor

Sitting Room

14' 5" x 12' 10" into bay (4.39m x 3.91m)

Bathroom

9' 11" x 9' 2" (3.02m x 2.79m)

Separate WC

4' 9" x 2' 9" (1.45m x 0.84m)

Second Floor

Bedroom One

14' 6" x 13' 1" into bay (4.42m x 3.98m)

Bedroom Two

9' 11" x 9' 2" (3.02m x 2.79m)

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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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