



54 Salisbury Road  
Walmer, Deal, CT14 7QJ  
£599,950

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# 54 Salisbury Road

Walmer, Deal

**CHAIN FREE.** A lovely detached chalet bungalow featuring spacious and versatile accommodation, positioned with a generous South facing garden and larger-than-average garage.

## Situation

Salisbury Road is situated in Upper Walmer, a highly regarded area within close proximity of convenient and essential facilities, including grocery stores, a doctors surgery, chemist, comprehensive bus routes and a mainline railway station linking to the high speed service to London St Pancras. Historic Walmer Castle and the seafront are less than a mile away, with a pebble shoreline, popular promenade and cycle path stretching between Deal and Kingsdown. Deal is a thriving traditional seaside town, providing a wide range of amenities including an award winning high street with an eclectic mix of individual shops, restaurants and cafes, an interesting seafront, Grade II listed pier and fascinating historic quarter. The town not only has period charm but also a flourishing community and arts scene.

## The Property

This deceptively spacious detached chalet bungalow is ideally situated on a sought-after road in Walmer. The property is being sold with no onward chain and benefits from full gas-fired central heating, along with UPVC double-glazed windows and external doors. The ground floor features a welcoming entrance porch leading into a generous reception hall. Beyond the reception hall, you'll discover a spacious open-plan sitting and dining room, featuring a central electric log burner effect fire, dual-aspect windows, and French doors that open onto the patio and garden. The kitchen/breakfast room, also positioned at the rear, offers ample storage and generous worktop space, with direct access to the garden. Three of the four bedrooms are also located on this level, served by a modern shower room. A further bedroom together with an ensuite shower room and built in storage space occupy the first floor.

## Outside

The front of the property has an area of established plant and shrub borders, the remainder being a carriage driveway with parking for ample vehicles. There is a larger-than-average garage with electric roller door to the front with light and power connected. The South facing rear garden is not overlooked and is fully enclosed, mainly laid to lawn with an array of established shrubs and flower borders, as well as a patio area adjacent to the property. A shed is located to the far rear and greenhouse to the side patio area.

## 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: E**

**EPC Rating: D**

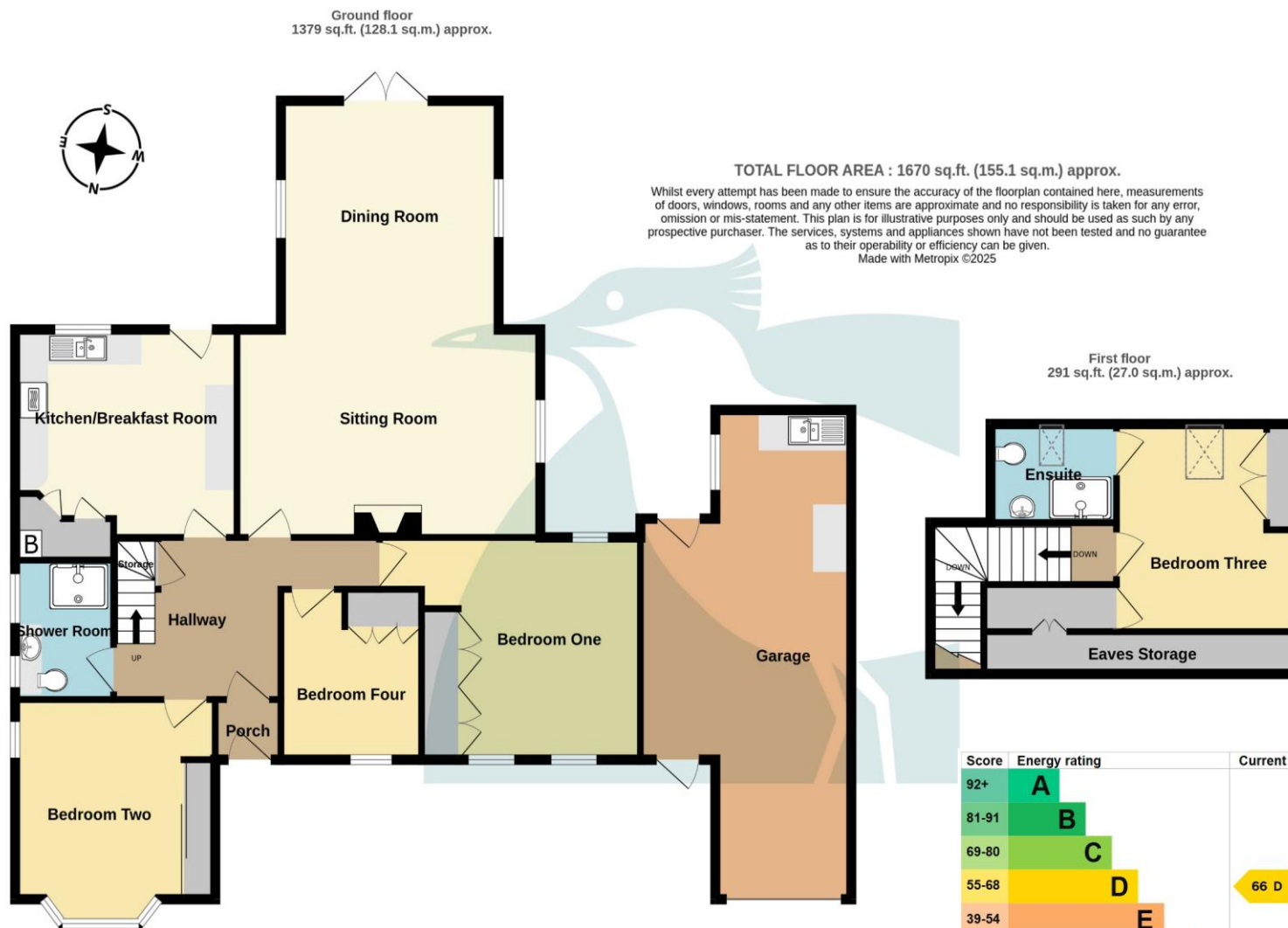
## Agents Note

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**



## Entrance Porch

3' 11" x 3' 5" (1.19m x 1.04m)

## Hall

9' 11" x 8' 0" (3.02m x 2.44m)

## Bedroom Two

12' 9" x 10' 0" (3.88m x 3.05m)

## Shower Room

7' 11" x 5' 10" (2.41m x 1.78m)

## Bedroom Four/Study

9' 6" x 8' 4" (2.89m x 2.54m)

## Bedroom One

12' 10" x 12' 8" (3.91m x 3.86m)

## Sitting/Dining Room

17' 11" x 24' 10" (5.46m x 7.56m)

## Kitchen/Breakfast Room

13' 1" x 11' 10" (3.98m x 3.60m)

## First Floor

## Bedroom Three

12' 4" x 10' 10" (3.76m x 3.30m)

## En-suite

7' 4" x 5' 6" (2.23m x 1.68m)

## Garage

27' 10" x 8' 0" (8.48m x 2.44m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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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