



18 Guilford Court, Lord Warden Avenue
Walmer, Deal, CT14 7JS
£299,950

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18 Guilford Court

Lord Warden Avenue, Walmer, Deal

An immaculately presented top floor apartment enjoying captivating sea views, and an enviable seafront location.

Situation

Guilford Court is situated within the Lord Warden Avenue site built in 1964, in the grounds of Walmer Place; a private 19th Century Estate. This particular block is situated directly opposite the seafront with its two mile pebble shoreline and well used promenade stretching between the villages of Kingsdown and Deal. This convenient and accessible location is highly regarded and offers a number of shops, cafes and inns along The Strand. Walmer also has a mainline railway station with a regular coastal service and high speed links to London. To the north, Deal is famed for its award winning high street, attractive historic quarter and a good selection of independent shops and eateries.

The Property

Situated on the top floor of arguably the most favourably positioned building within Lord Warden Avenue and commanding captivating sea views is this immaculately presented chain free apartment. The light filled accommodation is beautifully decorated and the principal living and bedroom space open directly onto a seaward facing balcony. The sleek contemporary kitchen is fitted with a comprehensive range of integrated appliances including dishwasher, washing machine and slimline drinks fridge. Both the double bedrooms are fitted with built in wardrobe space and the modern fitted bathroom is fully tiled with a three piece matching white suite. This truly lovely apartment is double glazed and gas centrally heated.

Outside

The apartment is accessed through a communal atrium with staircase leading to all floors whilst also

enjoying an enviable seaward facing balcony. Beautiful communal landscaped gardens envelop the property, for the enjoyment of all residents. Off-street parking bays are conveniently located directly opposite the property, while No: 18 also enjoys the advantage of a garage en-bloc, situated just a brief stroll away.

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 & Maintenance Charge

Apartment is Share of Freehold. Garage En-Bloc is leasehold.

999 year lease 24th June 1964

Maintenance Charge is £2,160.00 per annum
Ground Rent - £20 per annum.

Current Council Tax Band: B

EPC Rating: D

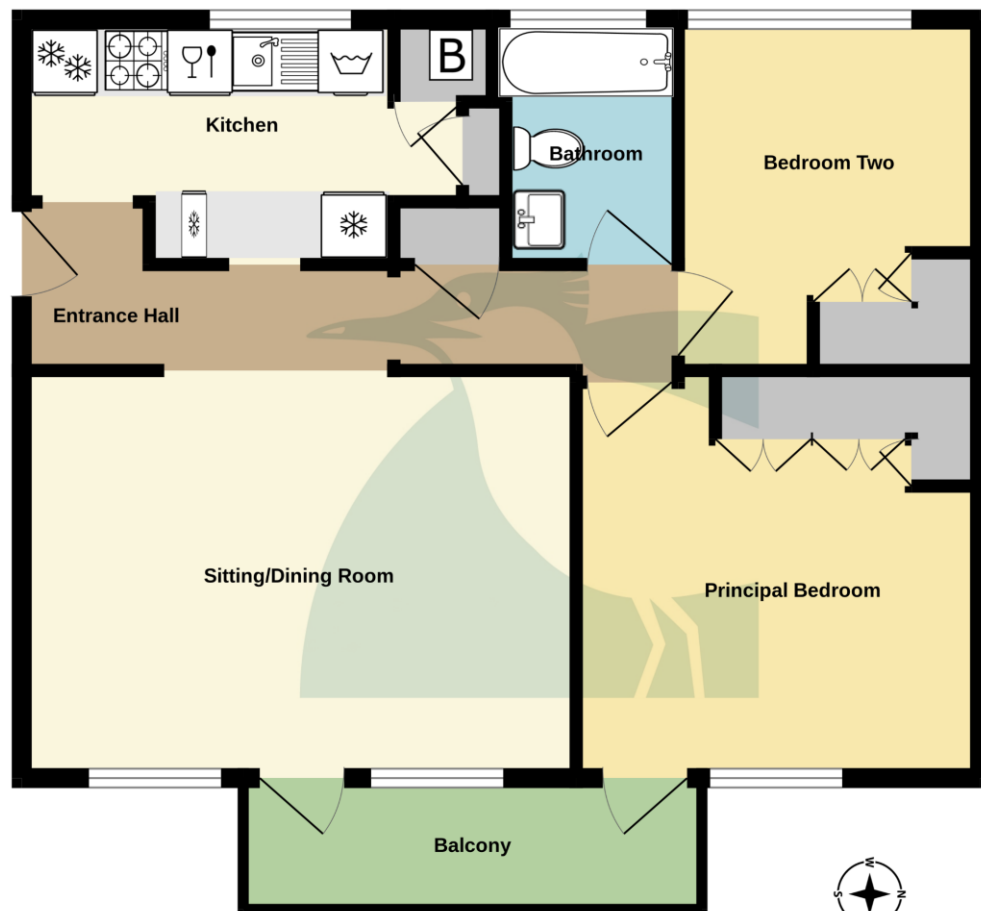
Agents Note

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**

636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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

16' 5" x 12' 1" (5.00m x 3.68m)

Kitchen

12' 11" x 6' 7" (3.93m x 2.01m)

Principal Bedroom

11' 11" x 11' 10" (3.63m x 3.60m)

Bedroom Two

10' 5" x 8' 11" (3.17m x 2.72m)

Bathroom

6' 7" x 5' 1" (2.01m x 1.55m)

Balcony

13' 7" x 3' 11" (4.14m x 1.19m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 C |
| 55-68 | D | 67 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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