



Flat 2 Clarence Lodge, The Beach  
Walmer, Deal, CT14 7HS  
£425,000

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# Flat 2, Clarence Lodge

The Beach, Walmer, Deal

A substantial ground floor apartment within an attractive Edwardian seafront villa, boasting well presented accommodation and a private west facing garden.

## Situation

Clarence Lodge occupies an enviable position amongst several Victorian and Edwardian seaside villas which line the beach facing the seafront, built to maximise their view of the sea. Walmer seafront, with its two-mile pebble shore line, extends from Deal Castle to Walmer's southern boundary, where it is overshadowed by the White Cliffs. A well-used promenade, cycle path and green separates these properties from the steeply shelved pebble beach where a multitude of informal recreational activities are enjoyed, not least with Downs Sailing Club nearby. Deal town centre to the north has a range of specialist shops and restaurants along with a growing cafe culture, the seafront pier, Castle and historic quarter. Rail services are well catered for with a high speed link to St Pancras International from Deal and Walmer along with access to the Cathedral city of Canterbury, approximately 16 mile distance, and links to the national motorway network.

## The Property

Clarence Lodge is an attractive Edwardian villa, occupying an enviable seafront position, home to five apartments beyond its ornate and well maintained facade. No: 2 is situated on the ground floor and offers beautifully presented accommodation of elegant proportions. From the entrance hallway is an impressive light filled sitting room boasting high ceilings, large bay window and a magnificent dark oak fireplace. Along the hall is a generous open plan kitchen/dining room which is dual aspect and fitted with a range of matching cabinetry. A lobby leads to a useful laundry room and gives access to the exterior. The principal bedroom is a lovely spacious room, boasting an ensuite shower room, whilst a further bedroom lies adjacent together with a modern bathroom. This

truly special and much loved home is gas centrally heated and being sold with no onward chain.

## Outside

An enviable addition to this seafront apartment is the private west facing paved and gravel courtyard garden complete with timber summerhouse. Steps lead down to a useful basement storage room whilst a timber gate accesses a further south facing private paved seating area bordered by well stocked flower beds, perfect spot to enjoy the sun. Clarence Lodge enjoys a private enclosed communal garden located on the seaward side of The Beach. To the front is a gravel residents carpark where each apartment has an allocated space.

## 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 Charges

Share of Freehold - 999 year lease from 2006 £2,700 per annum service charge. No pets and no sub letting for less than six months.

## Current Council Tax Band: C

## EPC Rating: D

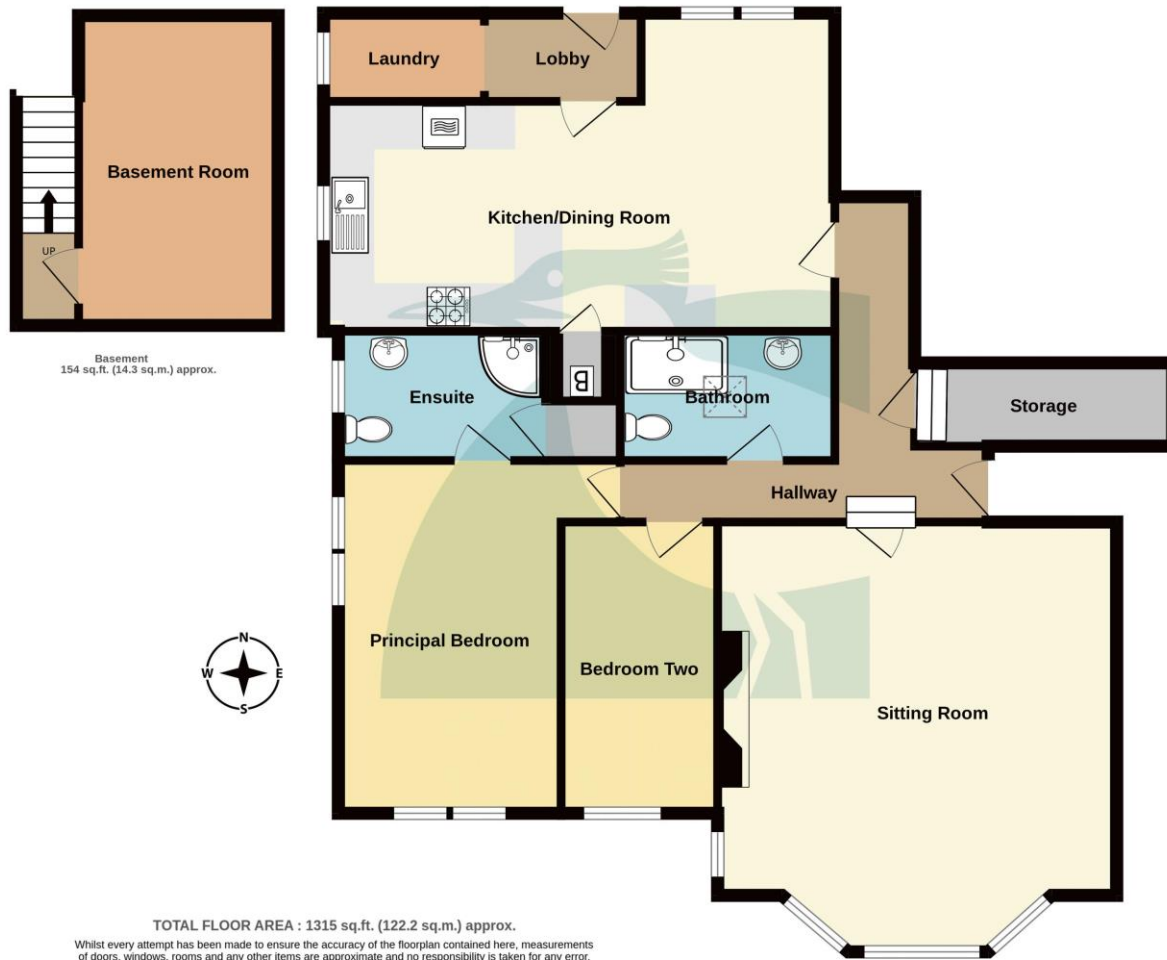
## Agents Note

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  
1161 sq.ft. (107.9 sq.m.) approx.



Basement  
154 sq.ft. (14.3 sq.m.) approx.

TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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 Room

19' 5" x 17' 10" (5.91m x 5.43m)

### Kitchen/Dining Room

22' 10" x 14' 4" (6.95m x 4.37m) reducing to 10' 5" (3.17m)

### Bedroom One

15' 11" x 10' 0" (4.85m x 3.05m)

### Ensuite Shower Room

8' 4" x 5' 10" (2.54m x 1.78m)

### Bedroom Two

12' 6" x 7' 0" (3.81m x 2.13m)

### Bathroom

9' 6" x 6' 5" (2.89m x 1.95m)

### Basement Room

14' 0" x 8' 11" (4.26m x 2.72m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 61 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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