



9 Walmer Castle Road  
Walmer, Deal, CT14 7NG  
£460,000

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# 9 Walmer Castle Road

Walmer, Deal

A charming and much loved family home boasting deceptively spacious accommodation, lovely garden and off road parking, situated within Upper Walmer.

## Situation

Walmer Castle Road is situated in a convenient and accessible location within the heart of Upper Walmer. This reputable area formed the original Walmer village and is characterised by interesting Victorian and Georgian architecture. The village currently offers many essential facilities close at hand, not least a bakery, butcher, convenience store and popular inn. Deal to the north is a thriving traditional seaside town with an award winning high street, growing cafe culture, many local inns and restaurants, along with high street and individual shops. Walmer has a comprehensive bus route and mainline railway station with a frequent service connecting to Dover and the Javelin high speed link to London St Pancras.

each. Bedroom two also benefits from a vanity basin and, along with the landing, enjoys fantastic fair reaching views over Walmer to the sea beyond.

## Outside

No: 9 enjoys a delightful good size rear garden, principally laid to lawn with mature well stocked flower borders and enclosed by a mix of attractive brick walls and fencing. A block paved path leads to the side and widens into a highly prized private off road parking area, with pedestrian door directly accessing the rear hallway and bifold wooden gates providing vehicular access onto Walmer Castle Road.

## 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: 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.

## The Property

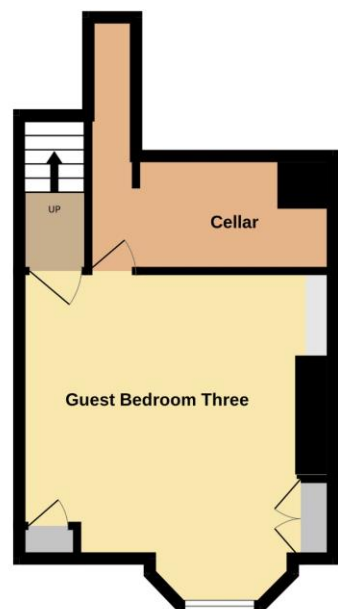
Set within one of the oldest parts of Upper Walmer and surrounded by an interesting mix of architectural styles is No: 9 Walmer Castle Road, an attractive Early Victorian townhouse with its crisp white rendered exterior and deceptively spacious accommodation within. Two traditional reception rooms lie back to back at the front of the ground floor, both having ornate feature fireplaces and generous ceiling height. The rear is split level with a half flight of steps down to a good size bathroom, with three piece matching suite, whilst to rear is a stunning vaulted rear extension housing a large light filled kitchen/dining space which overlooks and opens onto the enclosed rear garden. From the split level hallway is an exterior door to side, a useful storage space which extends under the second reception room whilst a further half flight of steps lead down to the guest bedroom three and in turn a further cellar/storage space. To the first floor is a useful cloakroom servicing the two bright double bedrooms, with a fitted wardrobe



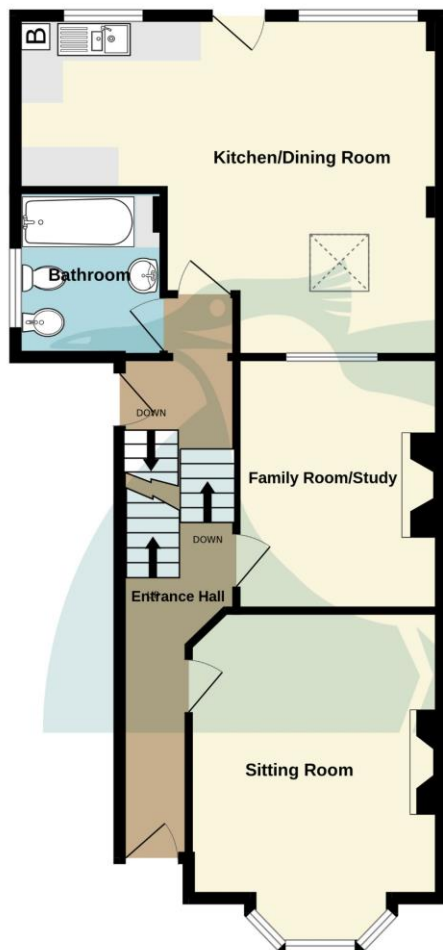


To view this property call Colebrook Sturrock on **01304 381155**





Lower ground floor  
308 sq.ft. (28.7 sq.m.) approx.



Ground floor  
718 sq.ft. (66.7 sq.m.) approx.



First floor  
386 sq.ft. (35.8 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

## Sitting Room

16' 1" into bay x 12' 1" (4.90m x 3.68m)

## Family Room/Study

12' 1" x 9' 9" (3.68m x 2.97m)

## Bathroom

8' 0" x 7' 1" (2.44m x 2.16m)

## Kitchen/Dining Room

L-shaped 20' 0" max width x 16' 4" max depth (6.09m x 4.97m)

## Lower Ground Floor

## Guest Bedroom Three

16' 0" into bay x 13' 7" (4.87m x 4.14m) plus recess

## Cellar

12' 2" x 2' 5" (3.71m x 0.74m) plus raised area measuring 9' 9" x 5' 6" (2.97m x 1.68m)

## First Floor

## Landing

12' 1" x 5' 6" (3.68m x 1.68m)

## Cloakroom

5' 1" x 2' 7" (1.55m x 0.79m)

## Master Bedroom

14' 8" plus recess x 13' 8" (4.47m x 4.16m)

## Bedroom Two

12' 2" x 9' 1" (3.71m x 2.77m) plus recess

TOTAL FLOOR AREA : 1412 sq.ft. (131.2 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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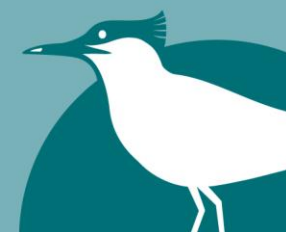
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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