



The Boatman's Reading Rooms, 23 The Strand  
Walmer, Deal, CT14 7DX  
£625,000

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# The Boatman's Reading Rooms

## 23 The Strand, Walmer, Deal

An interesting historic property on The Strand, with sea views, car port, courtyard and roof terrace.

### Situation

Number 23 is set centrally on The Strand in Lower Walmer, overlooking the widest part of Walmer Green and its pebble beach. Properties along The Strand form an attractive and undulating roof-line, offering an eclectic mix of shops, eateries and residential homes. A well used promenade and parallel cycle path follow the shoreline providing a pleasant route into the seaside town of Deal, less than half a mile away. Deal has a rich history, wide range of amenities, award winning high street, weekly market and thriving arts scene. There are plenty of opportunities locally for outdoor pursuits and in particular, Walmer has its own sailing club and a lawn tennis and bowling club. The Strand is on a comprehensive bus route and the mainline railway station provides a regular service inclusive of the Javelin link to London St Pancras.

### The Property

The Boatman's Reading Rooms, established in 1873 by Caroline Wollaston of the esteemed Wollaston Family of Walmer, derived its name from its dual purpose providing a haven for working men and serving as a recuperative space for rescued seaman. Nestled in a picturesque spot across from Walmer Green it now exudes timeless elegance with its facade and vistas of the pebble beach and sea beyond. This splendid abode has undergone a recent metamorphosis into a coastal haven of impeccable taste mirroring its maritime surroundings. Spanning three floors the residence offers a versatile layout with the main living spaces graced by unobstructed sea panoramas. This reimagined space cleverly maximises functionality and aesthetics. Two points of entry lead to ground floor bedrooms, each offering a vista of the sea. A well appointed shower room/WC compliments these quarters while a convenient utility room grants access to the outdoor expanse. The principal bedroom suite below boasts a designated seating area and open concept free standing bath. Ascending to the upper level one is greeted by a sitting room designed to capture the panorama

spectacle along with a fourth bedroom. At the rear the open plan kitchen/diner adorned with Corian countertops and a contemporary flair is bathed in natural light from dual prospects and boasts double glazed doors that unveil a splendid rooftop terrace.

### Outside

For convenience Wollaston Road grants access to a spacious double carport complete with an electric car charging point. Positioned to the side of the residence is a paved courtyard garden accessible from both the carport and the street. This is secluded with a lush screening hedge and adjoining this lies a secluded decking area complete with a luxurious zinc bateau bath with elegant mixer taps and enchanting lighting. On the first floor, the kitchen seamlessly extends onto a charming roof terrace adorned with a protective railing and offering picturesque vistas of Walmer Green, whilst benefitting from a southerly aspect.

### Services

All mains services are 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**

Ground floor  
734 sq.ft. (68.2 sq.m.) approx.

1st floor  
575 sq.ft. (53.4 sq.m.) approx.



Basement  
265 sq.ft. (24.6 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**TOTAL FLOOR AREA : 1575 sq.ft. (146.3 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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## Shower Room

9' 1" x 4' 8" (2.77m x 1.42m)

## Bedroom Two

13' 3" x 11' 7" (4.04m x 3.53m)

## Bedroom Three

13' 1" x 10' 2" (3.98m x 3.10m)

## Utility

10' 10" x 5' 11" (3.30m x 1.80m)

## Courtyard

8' 6" x 6' 1" (2.59m x 1.85m)

## Car Port

17' 7" x 12' 1" (5.36m x 3.68m)

## Lower Floor

## Master bedroom

24' 10" x 10' 11" (7.56m x 3.32m)

## First Floor

## Sitting Room

20' 7" x 11' 7" (6.27m x 3.53m)

## Bedroom Four

13' 5" x 10' 0" (4.09m x 3.05m)

## Kitchen/Diner

12' 3" x 10' 11" (3.73m x 3.32m)

## Roof Terrace

17' 8" x 8' 2" (5.38m x 2.49m)

17 The Strand, Deal, Kent, CT14 7DY

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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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