



28 Guilford Court, Lord Warden Avenue  
Walmer, Deal, CT14 7JS  
£285,000

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# 28 Guilford Court

Lord Warden Avenue, Walmer, Deal

An immaculately presented ground floor apartment enjoying an enviable outlook onto south facing gardens and Walmer seafront beyond.

## 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.

gardens envelop the property, for the enjoyment of all residents. Off-street parking bays are conveniently located directly opposite the property, while No: 28 also enjoys the advantage of a garage en-bloc, situated nearby.

## 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

Share of Freehold  
999yr Lease from 1964.  
£180 per month maintenance charge  
£20 per annum ground rent.

## Current Council Tax Band: B

## EPC Rating: C

## 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

Having been beautifully presented and maintained by the present owner the apartment boasts spacious light filled accommodation and an enviable south facing outside space. The kitchen is fitted with a sleek range of white units and comprehensive integrated appliances including fridge, freezer, washer/dryer, dishwasher and hob and oven. The sitting/dining room is a lovely bright space which overlooks and opens onto the patio and communal gardens beyond. From the inner hallway are two double bedrooms serviced by a contemporary shower room with large shower enclosure. This enviable seafront apartment is double glazed, gas centrally heated and is being sold with no onward chain.

## Outside

The apartment is accessed through a communal atrium and enjoys a lovely south facing private patio whilst beyond, beautiful communal landscaped



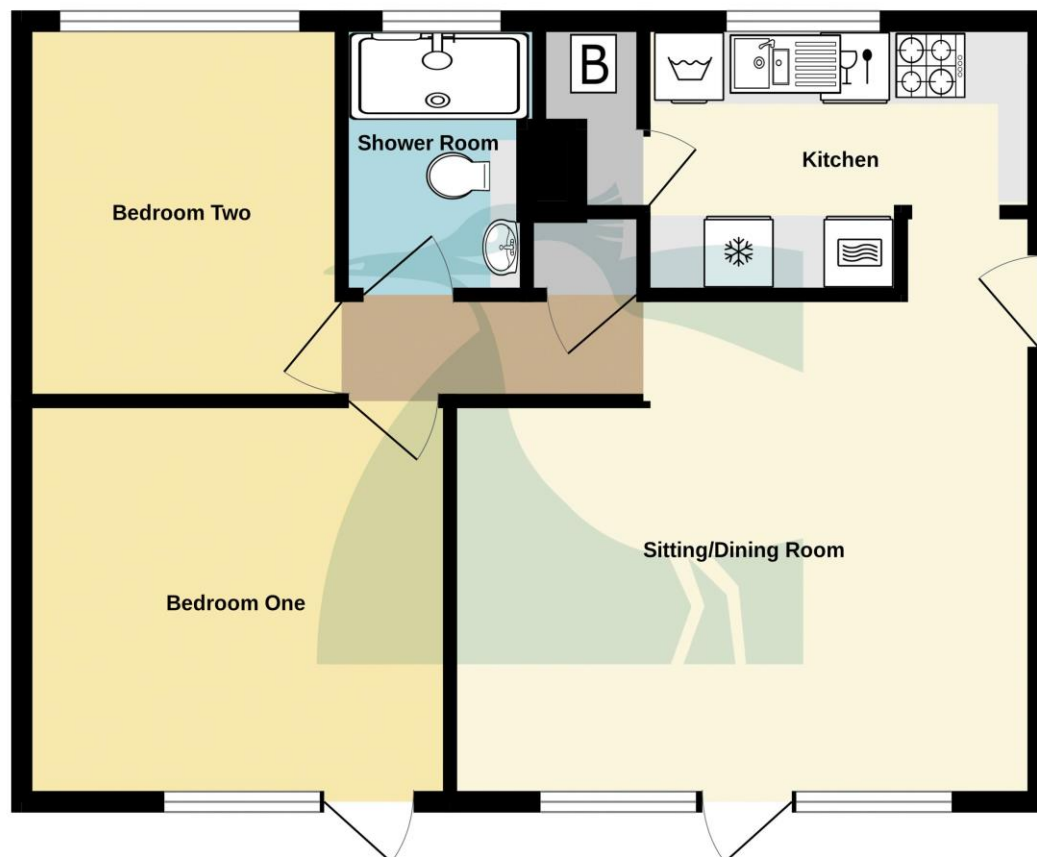


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## Ground floor 601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.9 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 15' 8" max (5.00m x 4.77m) narrowing to 11' 10" (3.60m)

### Kitchen

11' 3" x 6' 8" max (3.43m x 2.03m)

### Shower Room

6' 8" x 5' 2" (2.03m x 1.57m)

### Bedroom One

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

### Bedroom Two

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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