



30 Admiralty Mews The Strand  
Walmer, Deal, CT14 7AZ  
£499,950

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# 30 Admiralty Mews

The Strand, Walmer, Deal

A well presented character home offering deceptively spacious, chain free, accommodation within the sought after Admiralty Mews.

## Situation

Admiralty Mews occupies a prominent position on The Strand in Walmer, opposite the pebble shoreline, less than half a mile to the south of Deal town centre and its historic Castle. Deal is a traditional coastal town with a rich history, providing a wide range of amenities including an award winning high street with a pleasing mix of individual shops, restaurants and cafes. The town provides period charm with its delightful historic quarter, where numerous, narrow and attractive streets run down from the seafront. Its two mile promenade is ideal for cycling and walking. The mainline railway service includes the high speed Javelin link to London St Pancras.

## The Property

No: 30 is a handsome terraced home forming part of the historic Admiralty Mews, the former Naval and Royal Marines Hospital. The characteristic high ceilings and large sash windows of the Victorian period create a welcoming, spacious and airy feel and flood the accommodation with natural light throughout. A wide entrance hallway, with useful ground floor cloakroom leads through to a generous L-shaped sitting/dining room boasting dual aspect including French doors opening onto the west facing garden. The kitchen is fitted with a range of matching cabinetry and integrated cooking appliances. The spacious landing provides extra space for a study or reading area and gives access to the family bathroom and two large double bedrooms, the principal of which has built in wardrobes and an ensuite shower room. This charming historical residence is gas centrally heated and being sold with no onward chain.

## Outside

The property enjoys a delightful west facing lawned garden with paved patio, hedged boundaries and a useful garden store. Adjoining are walled gardens with well kept formal lawns which are for the communal use of residents only. There are two allocated parking spaces together with visitor spaces in the residents car park situated on the left hand side as you enter the development. There is also a communal bike store to which each property has two spots.

## 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: D

## EPC Rating: C

## Agents Note

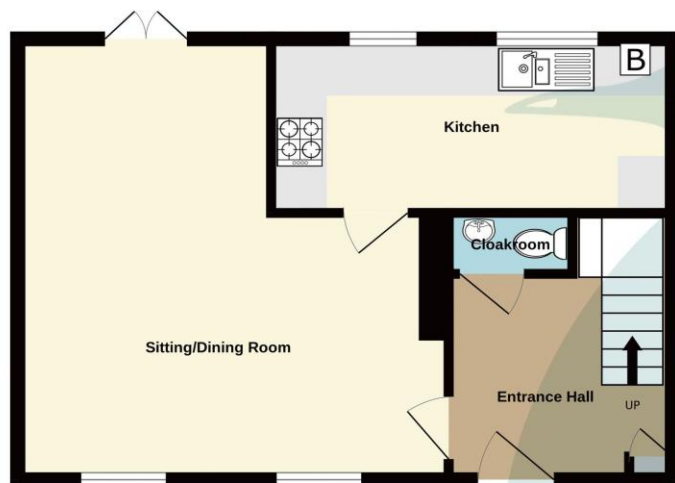
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





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

Ground floor  
444 sq.ft. (41.2 sq.m.) approx.



First floor  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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

L-shaped 17' 7" x 16' 9" (5.36m x 5.10m)

## Kitchen

15' 7" x 5' 6" (4.75m x 1.68m)

## Cloakroom

4' 10" x 2' 5" (1.47m x 0.74m)

## First Floor

## Bedroom One

13' 9" x 11' 4" (4.19m x 3.45m)

## Ensuite

7' 8" x 7' 1" (2.34m x 2.16m)

## Bedroom Two

11' 3" x 11' 1" (3.43m x 3.38m)

## Bathroom

6' 10" x 6' 8" (2.08m x 2.03m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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