



Flat 4, Wellesley House, 26-28 Walmer Castle Road  
Walmer, Deal, CT14 7NG  
£340,000

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# Flat 4, Wellesley House

26-28 Walmer Castle Road, Walmer

A generously proportioned ground floor apartment set within an elegant period building, formerly the residence of the Duke of Wellington.

## 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.

## The Property

An impressive ground floor apartment set within a stunning period property that was once the residence of the Duke of Wellington. This beautifully presented home offers deceptively spacious accommodation, including an open-plan living, dining, and kitchen area, with French doors opening onto a generously sized private rear garden. The apartment comprises two bedrooms, a well-proportioned double master and a single, both of which are served by a Jack and Jill-style family bathroom, complemented by a separate WC. Throughout, the property boasts charming period features, including high ceilings, picture rails, and a striking feature fireplace that creates an attractive focal point. Additional benefits include ample storage space with a cellar room and access to a communal bike store.

## Outside

The apartment is accessed from the front via a few steps leading into a communal entrance hall. A standout feature of this particular property is the private rear garden, fully enclosed and attractively bordered with a variety of trees and shrubs, offering both privacy and a picturesque setting. The garden is accessed through French doors that open onto a sunlit patio area, with steps leading up to a generously sized lawned garden.

## 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

1/6 Share of Freehold  
Lease - 990 Year Lease remaining  
Maintenance Charge - £600 per annum  
Ground Rent - Not Applicable

## 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.

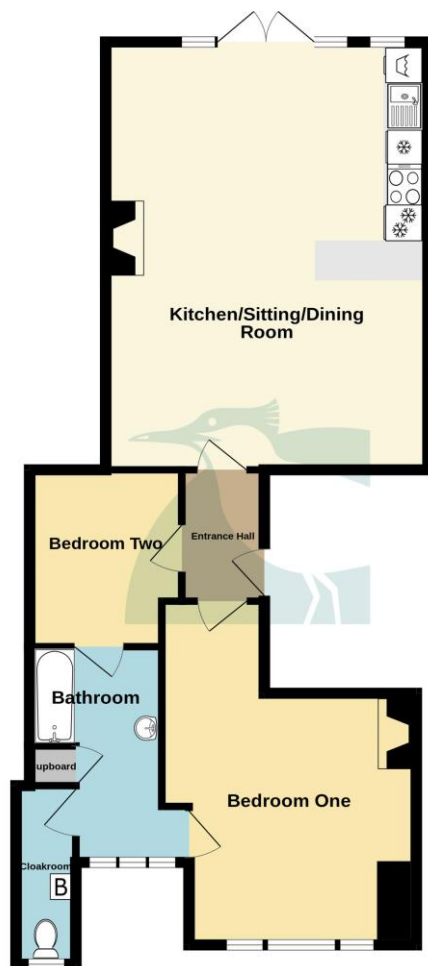




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Ground floor  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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### Entrance Hallway

12' 0" x 3' 7" (3.65m x 1.09m)

### Kitchen/Sitting/Dining Room

22' 11" x 16' 5" (6.98m x 5.00m)

### Bedroom One

13' 5" x 11' 7" (4.09m x 3.53m)

### Bedroom Two

9' 6" x 7' 9" (2.89m x 2.36m)

### Bathroom

11' 6" x 6' 8" (3.50m x 2.03m)

### WC

9' 7" x 3' 1" (2.92m x 0.94m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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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