



The Anchorage, 7 York Road
Walmer, Deal, CT14 7EA
£310,000

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The Anchorage

7 York Road, Walmer, Deal

A most attractive and well maintained, traditional fisherman's cottage situated in a popular residential location just a stone's throw from the beach.

Situation

York Road forms part of the Walmer Seafront Conservation Area with number 7 situated at the southern end of this popular residential location, just a short stroll from the pebble shoreline and the local parade of shops within The Strand. Deal's bustling town centre is just half a mile away with several restaurants, cafes, a weekly market and a selection of appealing independent and vintage shops. For cultural lovers, the thriving community theatre provides an eclectic mix of music, plays, literary events and exhibitions. Both Walmer and Deal castles are steeped in history and found along the popular footpath and cycle route linking the two. Local sporting opportunities are numerous. There is also a mainline railway station offering connection to the high speed service to London St Pancras.

The Property

The Anchorage is a beautifully presented traditional fisherman's cottage, nestled within a charming row of similar period homes. This semi-detached property offers more than most along the street with deceptively spacious, bright and inviting accommodation throughout. The sitting and dining rooms are interconnecting, with whitewashed walls that enhance the light and airy feel of the space. A door to the side leads down to the basement—a versatile area ideal for utility use and extra storage, with the added benefit of direct access to the garden. The south-facing kitchen is both pretty and practical, featuring a good range of cabinetry, integrated appliances, and an external door for added convenience. A neat shower room is positioned to the rear of the cottage, separated from the kitchen by a short hallway. Upstairs, the first floor offers two generously sized double bedrooms. The principal bedroom enjoys views over the garden and includes a convenient en-suite cloakroom. Throughout, the cottage has been tastefully decorated, and also benefits from double glazing for added comfort and efficiency.

Outside

The front façade is smartly presented, featuring fresh paintwork and wooden shutters. A private side gate provides access to the delightful rear garden, which has been thoughtfully landscaped to create a charming and low-maintenance outdoor space. Raised borders are filled with an array of attractive foliage, all set against a characterful walled backdrop enhanced by decorative Italian-style wooden shutters. A paved terrace wraps around the rear of the property, offering a lovely spot for outdoor dining or relaxation. Unusually generous storage is available for a cottage of this kind, with two half-height storage rooms beneath the main building, as well as direct access to the basement via an external doorway.

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

Council Tax Band: B (TBC)

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.

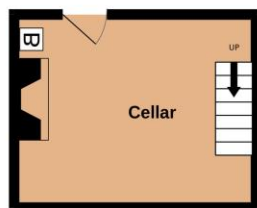


To view this property call Colebrook Sturrock on **01304 381155**

Ground floor
416 sq.ft. (38.6 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Basement level
140 sq.ft. (13.0 sq.m.) approx.



First floor
303 sq.ft. (28.2 sq.m.) approx.

Sitting Room
13' 9" x 11' 10" (4.19m x 3.60m)

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

Kitchen
11' 5" x 6' 4" (3.48m x 1.93m)

Shower Room
6' 8" (max) x 6' 6" (2.03m x 1.98m)

Basement Level

Cellar/Laundry Room
13' 8" x 10' 9" (4.16m x 3.27m)

First Floor

Principal Bedroom
11' 5" x 11' 0" (3.48m x 3.35m)

Bedroom Two
13' 11" x 11' 11" (4.24m x 3.63m)

Ensuite WC
4' 7" x 2' 4" (1.40m x 0.71m)

TOTAL FLOOR AREA : 870sq.ft. (80.8 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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