



55 York Road
Walmer, Deal, CT14 7ED
£355,000

colebrooksturrock.com





55 York Road

Walmer, Deal

A well presented link detached cottage offering deceptively spacious and welcoming accommodation a stones throw from Walmer seafront.

Situation

York Road forms part of the Walmer Seafront Conservation Area with number 55 situated mid way along this popular residential street, only a short stroll from the beach and the local parade of shops within The Strand. Deal to the North is a thriving seaside town with a rich history found amongst its winding streets and alleys. The town centre boasts an award winning high street offering specialist shops, galleries, restaurants, inns and a selection of vibrant cafes. The attractive coastline has a flat seven mile stretch from Kingsdown to the sand dunes of Sandwich Bay. The mainline railway station offers the Javelin high speed link to London St Pancras.

The Property

A well presented and maintained link detached cottage offering deceptively spacious accommodation with a light and airy feel. The entrance vestibule opens to a wider than average double reception room, with sitting area to front and central living area. The open plan layout extends to the rear of the property with a full width kitchen/dining room with stylish cream shaker units, integrated cooking appliances and French doors, plus further single door, overlooking and opening onto the courtyard garden. To the first floor are two double bedrooms, the master having triple built in wardrobes, and a generous modern bathroom suite with twin basins and separate shower enclosure. This welcoming home is double glazed and has gas central heating.

Outside

A charming low maintenance courtyard garden lies to the rear, measuring 17' 11" x 7' 7" (5.46m x 2.31m), plus a side walkway giving pedestrian access to the front. Unrestricted on street parking is available on York Road on a first come first served basis.

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

Current Council Tax Band: B

EPC Rating: E

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
556 sq.ft. (51.7 sq.m.) approx.

First floor
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 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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Sitting Room

16' 1" x 10' 6" (4.90m x 3.20m)

Living Room

13' 0" x 12' 1" (3.96m x 3.68m)

Kitchen/Dining Room

16' 2" x 12' 9" (4.92m x 3.88m)

Courtyard

17' 11" x 7' 7" (5.46m x 2.31m) plus side walkway.

First Floor

Master Bedroom

14' 0" to front of fitted wardrobes x 10' 6" (4.26m x 3.20m)

Bedroom Two

12' 1" x 10' 9" (3.68m x 3.27m)

Bathroom

12' 9" x 6' 4" (3.88m x 1.93m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	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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