



The Warren, 14 Alexandra Road  
Kingsdown, Deal, CT14 8DS  
£650,000

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# The Warren

14 Alexandra Road, Kingsdown, Deal

An immaculate detached chalet bungalow, set in a private road, in the heart of this sought after coastal village.

## Situation

Alexandra Road is a sought-after private road, in a central village location running between The Rise and Upper Street, just a short stroll to the school and beach. The ever-popular village of Kingsdown enjoys a range of local amenities which include a post office, hairdressers, high class butchers and convenience shop, together with three local inns and a village primary school. To the east, the natural boundary of the English Channel provides an unspoilt pebble shoreline with two-mile cycle route and footpath all the way to Deal. This fashionable coastal destination has much to offer and has won many awards for its charming seafront, coupled with eclectic high street, where you will find several eateries and a selection of interesting independent and vintage shops. Walmer and Martin Mill train stations provide a regular service along the coast and also to the Javelin high speed service to London St Pancras.

## The Property

Set within the heart of this sought after coastal village is "The Warren", a deceptively spacious detached chalet bungalow that has been lovingly refreshed and updated by the present owners to create a truly enviable home. The wide and inviting entrance hallway sets the tone with handsome herringbone flooring running seamlessly into the inner hallway, kitchen/dining room and shower room. To the front is a generous dual aspect sitting room, featuring a wood burning stove, whilst to the rear is a bright bay windowed kitchen/dining room fitted with a sleek range of gloss units and a comprehensive range of Bosch appliances, beautifully finished with marble worktops. Three of the four elegantly presented double bedrooms are located on the ground floor and are serviced by a contemporary shower room with large enclosure. To the first floor is the spacious principal bedroom,

together with the family bathroom and walk in access to the loft space. Exquisite double glazing and cast-iron radiators feature throughout.

## Outside

The Warren is set back from the road by a block paved driveway, providing off road parking for three cars and vehicular access to the single garage. The garage is fitted with an electric up and over door and an EV charging point is located on the front elevation. To the rear is a spacious and beautifully landscaped lawned garden featuring both decked and paved seating areas, established planting, kitchen garden, timber storage shed, and a summerhouse/home office which is fully insulated, double glazed and boasts power, lighting and internet connection.

## 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: E**

**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**





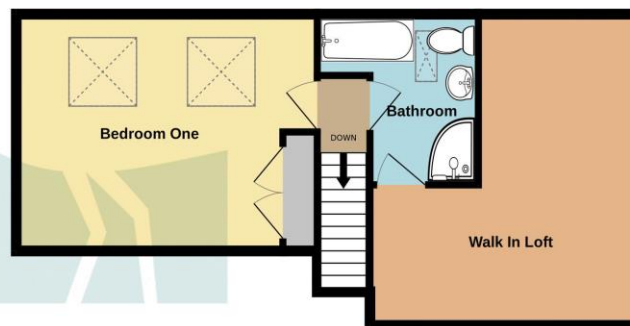
Ground floor  
1362 sq.ft. (126.5 sq.m.) approx.

TOTAL FLOOR AREA : 1877 sq.ft. (174.4 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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First floor  
516 sq.ft. (47.9 sq.m.) approx.



## Entrance Hall

18' 9" x 6' 11" (5.71m x 2.11m)

## Sitting Room

16' 10" x 13' 11" (5.13m x 4.24m)

## Kitchen/Dining Room

16' 10" x 12' 9" (5.13m x 3.88m) plus bay

## Shower Room

7' 9" x 6' 9" (2.36m x 2.06m)

## Bedroom Two

13' 0" x 11' 8" (3.96m x 3.55m) to front of fitted wardrobes.

## Bedroom Three

13' 0" x 9' 4" (3.96m x 2.84m)

## Bedroom Four

13' 3" x 8' 5" (4.04m x 2.56m)

## First Floor

## Bedroom One

16' 8" x 12' 11" (5.08m x 3.93m)

## Bathroom

L-shaped 9' 4" x 8' 11" (2.84m x 2.72m) narrowing to 5' 7" (1.70m)

## Outside

## Summerhouse/Home Office

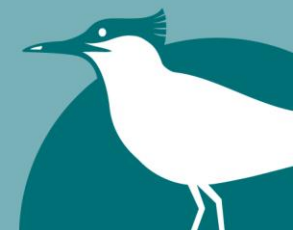
15' 3" x 9' 3" (4.64m x 2.82m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 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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