



Flat 3, 40 The Strand
Walmer, Deal, CT14 7DX
£225,000

colebrooksturrock.com





Flat 3, 40 The Strand

Walmer, Deal

A beautifully presented and very well maintained second floor apartment with outstanding panoramic sea views across Walmer Green.

PLEASE NOTE: Holiday Lets are prohibited.



Situation

Situated in lower Walmer, Flat 3, 40 The Strand enjoys a superb location, directly opposite the green and bandstand, just across from the seafront and its two-mile pebble shoreline, offering a wide range of water sports with various sailing, rowing, and angling clubs, together with the popular promenade and cycle path. The parade of shops on The Strand provides shopping essentials and a variety of cafes and restaurants. A short stroll away, Deal town centre has won several awards for its eclectic high street with a vibrant cafe culture, local inns and restaurants along with high street multiples and interesting individual shops. Deal has a mainline railway station with a frequent service connecting to the Javelin high speed link to London St Pancras. The surrounding countryside offers endless walking opportunities and there are four good golf courses within a radius of six miles.

The Property

Believed to date back to the early 1800s, No. 40 is an impressive Victorian townhouse, with Flat 3 situated on the second floor. This beautifully presented apartment has been extensively modernised while retaining a wealth of period charm, including high ceilings, an original fireplace in the bedroom, and elegant sash windows.

The open-plan living, dining, and kitchen area is positioned at the front of the property, making the most of its exceptional seafront setting. An inner hallway leads to a generously sized principal bedroom, complete with built-in wardrobes, and steps down to a spacious walk-in shower room. The property also benefits from gas central heating throughout.

Outside

Steps to front lead to a communal entrance hall with stairs up to second floor. There is unrestricted street parking both at the front and rear of the property.

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

Share of Freehold
Length of Lease: 118 years remaining
Maintenance Charges: £120 pcm

Current Council Tax Band: A

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**

Second floor
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.5 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 Hall

14' 0" x 3' 10" (4.26m x 1.17m)

Kitchen/Sitting/Dining Room

13' 10" x 20' 5" (4.21m x 6.22m)

Bedroom

13' 11" x 10' 0" (4.24m x 3.05m)

Shower Room

9' 1" x 8' 4" (2.77m x 2.54m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

17 The Strand, Deal, Kent, CT14 7DY
t: 01304 381155
walmer@colebrooksturrock.com



colebrooksturrock.com



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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