



7 Harvey Avenue  
Walmer, Deal, CT14 7DW  
£737,500

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# 7 Harvey Avenue

Walmer, Deal

A charming character home, tucked away within the sought after Cavalry Barracks.

## Situation

Number 7 is tucked away within the furthest south-west corner of this walled and private development with lawn parade grounds which now forms part of this impressive conversion of the South Barrack site within The Walmer Seafront Conservation Area. Walmer seafront with its two mile pebble shoreline extends from Deal Castle to Walmer's southern boundary with a well used promenade and cycle path which adjoins the steeply shelved pebble beach. Deal town centre to the north has a growing cafe culture with pedestrianised high street, local inns and restaurants along with high street multiples and specialist shops. There is a mainline railway station from both Deal and Walmer and approximately seven miles to the south lies the harbour town of Dover with connection to the southern motorway network, ferry services to the Continent and high speed rail link to London St Pancras (Approximately 67 minutes). The cathedral city of Canterbury is approximately 18 miles away and provides a wider range of cultural, sporting and leisure facilities.

## The Property

Beyond the attractive brick façade and distinctive gloss-black front door of the highly desirable Cavalry Barracks sits this truly charming home, notable for its elegant proportions, high ceilings, and large sash windows throughout. Beautifully maintained by the current owners since its conversion in 2002, the property has been thoughtfully enhanced with the addition of a spacious garden room, along with a versatile ground-floor bedroom/study and shower room created within the former garage. The kitchen/breakfast room features a comprehensive range of matching cabinetry and is conveniently positioned off the entrance hallway, which leads through to a generous dining hall showcasing impressive structural beamwork. This striking area flows semi-open-plan into a delightful sitting room with a feature fireplace, while double doors open into a lovely, light-filled garden room. A turning staircase

rises to the first-floor landing, complete with a useful study nook, providing access to two well-proportioned double bedrooms, both with fitted wardrobes, and a family bathroom. The principal bedroom further benefits from an ensuite shower room and a dedicated dressing table area.

## Outside

No: 7 enjoys a west facing low maintenance courtyard garden landscaped with paving and gravel, delicately planted for year-round interest. Fenced boundaries enclose this private, secluded space and a useful timber shed lies to one corner. To the front a small, beautifully planted gravel bed flanks the entrance pathway and residents parking is positioned opposite.

## Services

All mains' services are understood to be connected to the property inclusive of gas central heating from a recently installed boiler located in the storage area.

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

## Tenure & Maintenance Charge

Freehold – There is an annual maintenance charge of £560

## Current Council Tax Band: C

## EPC Rating: D

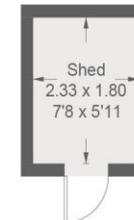
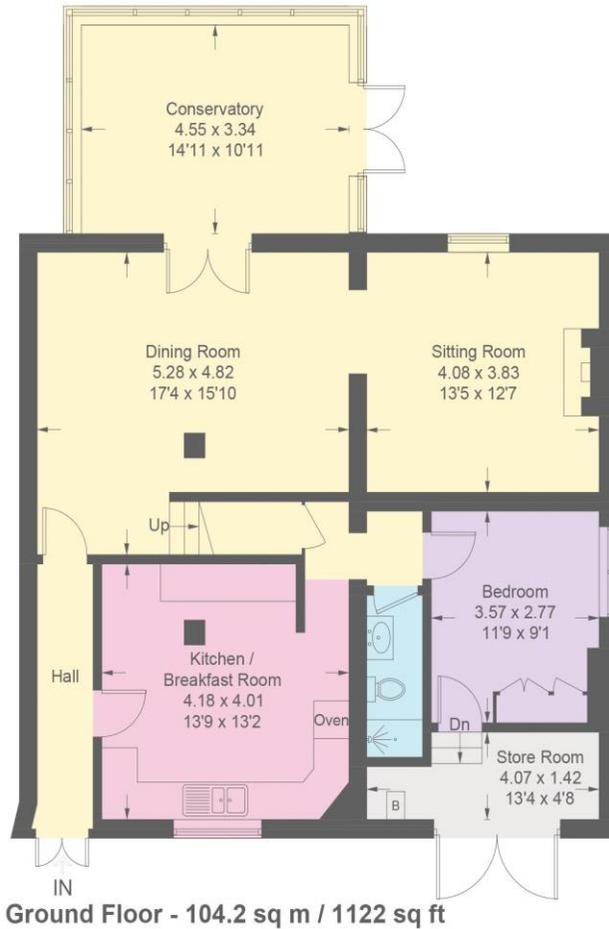
## Agents Note

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**

# 7 Harvey Avenue, Walmer, Deal



Approximate Gross Internal Area = 156.1 sq m / 1681 sq ft  
 Shed = 4.2 sq m / 45 sq ft  
 Total = 160.3 sq m / 1726 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1280692)  
[www.bardenvisuals.co.uk](http://www.bardenvisuals.co.uk)

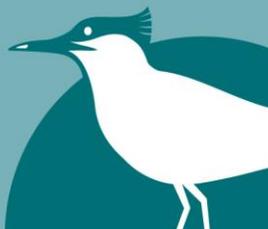
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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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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