



1 Victoria Place, Halliday Drive
Deal, CT14 7FH
£525,000

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1 Victoria Place

Halliday Drive, Walmer, Deal

An immaculate, contemporary town house enjoying a secluded position and south facing garden, in the desirable Cavalry Barracks.

Situation

Victoria Place forms part of the Cavalry Barracks development, just a short walk from the pebble shoreline and approximately one mile south of Deal town centre. There are a good range of local shopping facilities available on The Strand at Walmer, with more comprehensive facilities available in Deal. This traditional coastal town has a rich history, providing a wide range of amenities including an award-winning high street with a pleasing mix of individual shops, restaurants and cafes. The town provides plenty of period charm with its delightful historic quarter, a Tudor Castle and Grade II Listed pier. Its two-mile promenade is ideal for cycling and walking. The mainline railway service includes the high-speed Javelin link to London St Pancras.

The Property

Set within the highly regarded Cavalry Barracks is this immaculately presented modern townhouse enjoying light filled, contemporary accommodation over three floors. This stylish and versatile home has been beautifully maintained by the current owners and boasts a high specification together with an exquisite level of finish. The entrance hallway provides internal access to the single garage and leads through to a bright and spacious double bedroom suite complete with built-in wardrobes, an ensuite shower room and bifold doors directly accessing the garden. Occupying the entire first floor is a spectacular open plan kitchen/living space where five windows positioned to the front and rear fill the space with light. The sleek kitchen is fitted with a range of white gloss units and integrated appliances, capped with Corian worktops. On the second floor are two further double bedrooms serviced by a stylish bathroom. This enviable home is fully double glazed and gas centrally heated.

Outside

Victoria Place is a secluded recent addition to the desirable Cavalry Barracks enjoying peaceful, leafy surroundings. No. 1 has a block paved driveway with parking for one car as well as an additional allocated space adjacent. There are also four visitors' bays within Victoria Place. Double timber doors open to the single integral garage which houses the gas boiler and has space and plumbing for washing machine. To the rear is a beautifully tended lawn garden enjoying a southerly aspect. The garden is fully enclosed and features pretty, well stocked flower borders, a paved patio and a useful timber storage shed.

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

Freehold

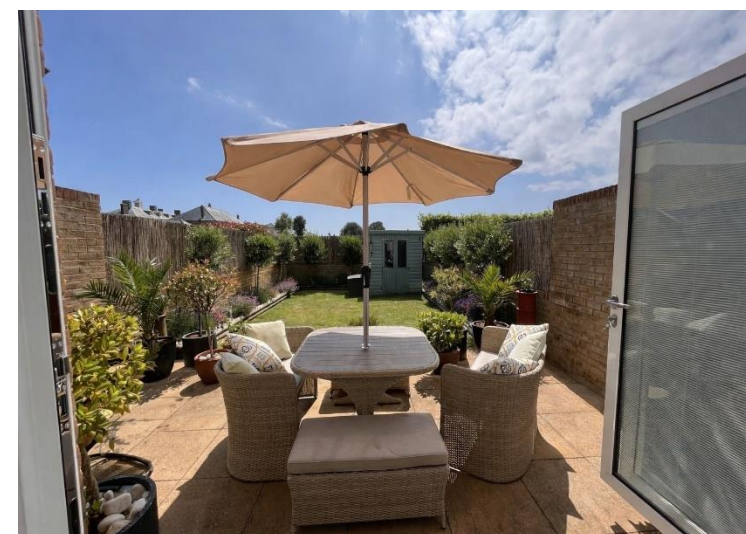
There is an annual Cavalry Barracks maintenance charge of £528.94, plus an additional voluntary charge of around £300 per annum for the upkeep of Victoria Place.

Current Council Tax Band: E

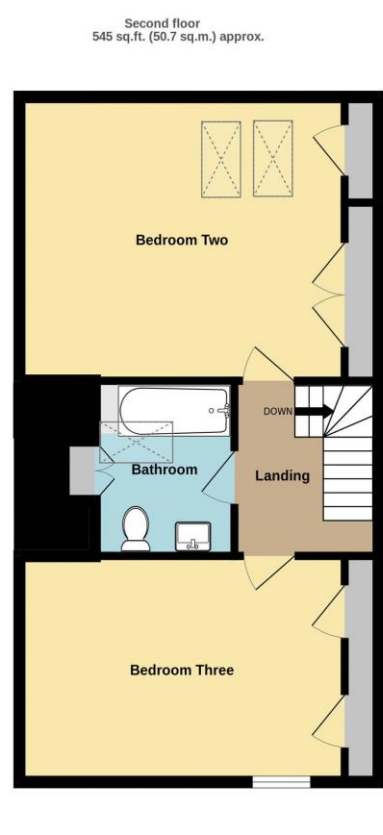
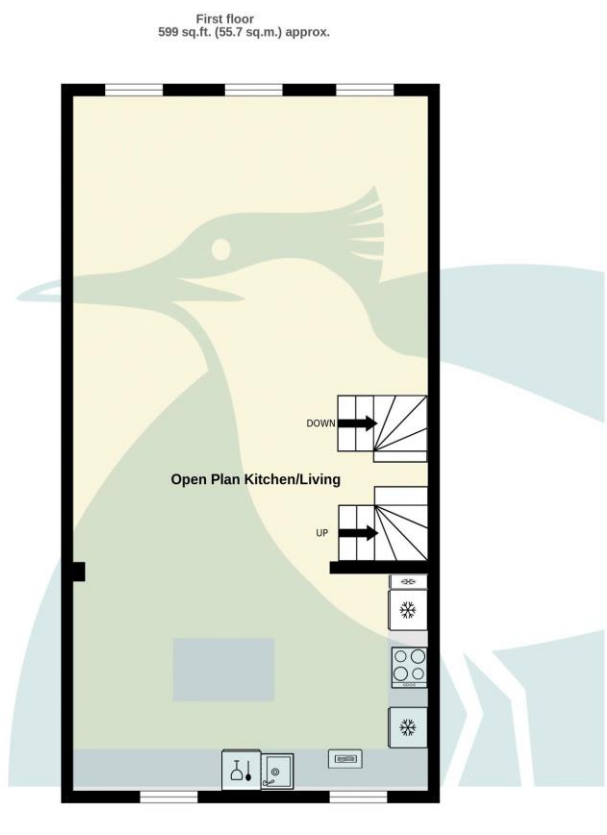
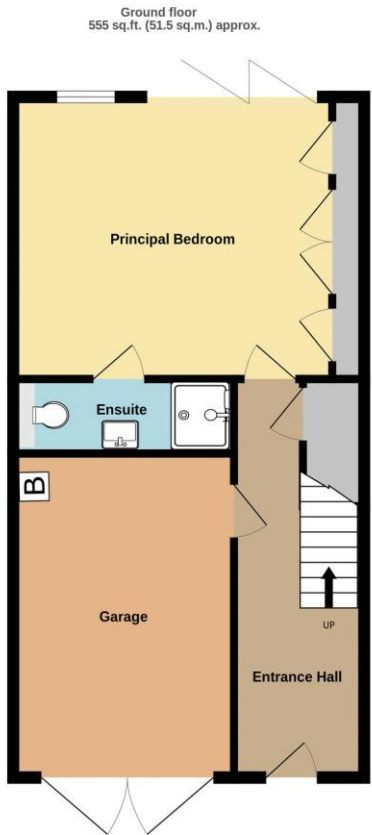
EPC Rating: B

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**



TOTAL FLOOR AREA : 1700 sq.ft. (157.9 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 Hallway
17' 9" x 6' 5" (5.41m x 1.95m)

Garage
15' 4" x 10' 10" (4.67m x 3.30m)

Principal Bedroom
16' 1" x 13' 4" (4.90m x 4.06m)

Ensuite
10' 10" x 3' 6" (3.30m x 1.07m)

First Floor

Open Plan Kitchen/Living
33' 6" x 18' 0" (10.20m x 5.48m)

Second Floor

Bedroom Two
16' 0" x 13' 5" (4.87m x 4.09m)

Bedroom Three
16' 1" x 10' 8" (4.90m x 3.25m)

Bathroom
8' 4" x 6' 10" (2.54m x 2.08m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	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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