



13 The Shrubbery
Walmer, Deal, CT14 7PZ
£395,000

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13 The Shrubbery

Walmer, Deal

A modern detached bungalow, set on a generous plot in a quiet cul-de-sac, within the favoured area of Upper Walmer.

Situation

The Shrubbery is a well regarded cul de sac situated in a convenient and accessible location within the heart of Upper Walmer. The village currently offers many essential facilities close at hand, not least a bakery, butcher, convenience store and popular inn. The seafront is close by with its two-mile pebble shoreline, popular promenade and cycle path with both Walmer and Deal castles en-route. Deal to the north is a thriving traditional seaside town with an award-winning high street, growing cafe culture, many local inns and restaurants, along with high street and individual shops. Walmer has a comprehensive bus route and mainline railway station with a frequent service connecting to Dover and the Javelin high speed link to London St Pancras.

The Property

Offered for sale with no onward chain is this modern detached bungalow offering light filled accommodation and generous gardens. The property is well maintained as well as fully double glazed and gas centrally heated, whilst the addition of a conservatory enhances the living space and connects directly to both the dual aspect sitting/dining room and the rear garden. The kitchen is fitted with a range of matching cabinetry, and a built-in cupboard houses the boiler. From the central entrance hallway, with useful built-in storage, is a convenient cloakroom/WC together with a bathroom which serves the two double bedrooms.

Outside

No: 13 enjoys a tucked away position within this quiet cul-de-sac along with generous front and rear gardens. Running alongside the triangular, lawned

front garden is a driveway providing off road parking and vehicular access to the approx 23ft single width garage. Side access leads to the private lawned rear garden featuring mature trees and established planting together with a block paved seating area and pathway. There is also a pedestrian door into the rear of the garage.

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: D

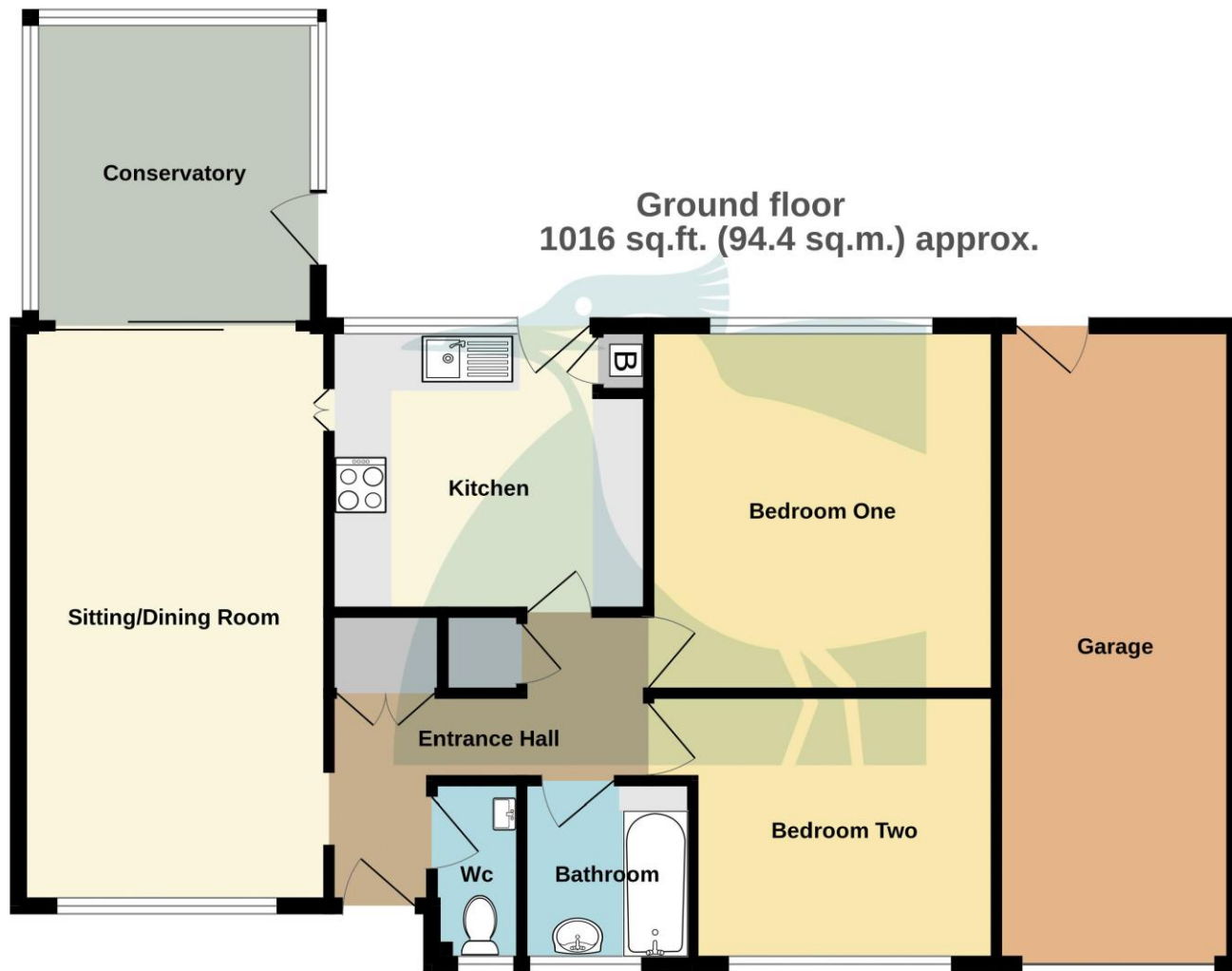
EPC Rating: D

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
1016 sq.ft. (94.4 sq.m.) approx.

Sitting/Dining Room
20' 3" x 10' 9" (6.17m x 3.27m)

Conservatory
10' 9" x 10' 0" (3.27m x 3.05m)

Kitchen
11' 1" x 9' 7" (3.38m x 2.92m)

Bedroom One
12' 11" x 12' 1" (3.93m x 3.68m)

Bedroom Two
10' 3" plus recess x 9' 7" (3.12m x 2.92m)

Bathroom
6' 5" x 5' 8" (1.95m x 1.73m)

WC
6' 5" x 2' 11" (1.95m x 0.89m)

Garage
23' 7" x 8' 3" (7.18m x 2.51m)



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 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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