



12 The Strand  
Walmer, Deal, CT14 7DY  
£975,000

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# 12 The Strand

Walmer, Deal

An exceptional seafront residence and separate annexe offering beautifully presented and highly versatile accommodation, finished to an impressive specification throughout.

## Situation

No: 12 sits at the south end of The Strand nestled amongst some of the many amenities available whilst overlooking Walmer Green and beach beyond. Deal town centre is within easy reach with its award-winning high street offering specialist shops, a vibrant selection of restaurants, inns and cafes, as well as the seafront, pier, Tudor Castle and Deal's interesting historic quarter. Walmer offers a wide range of sporting facilities including sailing, sea angling and tennis and has a mainline railway station with regular links to the Javelin high speed service to London St Pancras. The surrounding Kent countryside is inspiring with its miles of pleasant beaches, gently undulating hills and the dramatic White Cliffs of Dover.

## The Property

This exceptional seafront residence, designed by renowned local architect La Valiant Owen, offers beautifully presented and highly versatile accommodation, finished to an impressive specification throughout. Arranged over four floors, the property is filled with natural light and thoughtfully designed for modern living. The welcoming entrance hall leads to a ground-floor bedroom or study, a bathroom, and useful cloak storage. To the rear, a striking open-plan living space forms the heart of the home, featuring a roof lantern and three sets of French doors that open onto a beautifully landscaped central courtyard. The contemporary kitchen is fitted with a range of coordinated cabinetry, a central island, and quartz worktops, complemented by integrated appliances from Neff, AEG, and Samsung. A spiral staircase leads down to the lower ground floor, where a flexible guest bedroom or cinema room can be found. On the first floor, there is a further double bedroom, a shower room, and a spacious sitting room with a large bay window enjoying panoramic views across Walmer Green and out to sea. The principal bedroom suite occupies the entire second floor and benefits from its own stylish ensuite shower room. Further enhancing the property is a completely self-contained two-bedroom annexe with its own private entrance on York Road. The annexe includes an open-plan kitchen and living area, a ground-floor shower room, and a first-floor cloakroom, making it ideal for guests, extended family, or rental potential. Both the main house and annexe are fully double glazed, centrally heated, and offered for sale with no onward chain.

## Outside

12 The Strand is set back from the road behind a small, enclosed paved front garden, offering a pleasant sense of privacy. To the rear, both the main house and annexe benefit from a shared central courtyard, measuring 31' 1" x 20' 4" (9.47m x 6.19m), thoughtfully landscaped with established planting and two distinct seating areas, creating an attractive and tranquil outdoor space. Unrestricted on-street parking is available on the seaward side of The Strand, as well as along York Road, on a first-come, first-served basis.

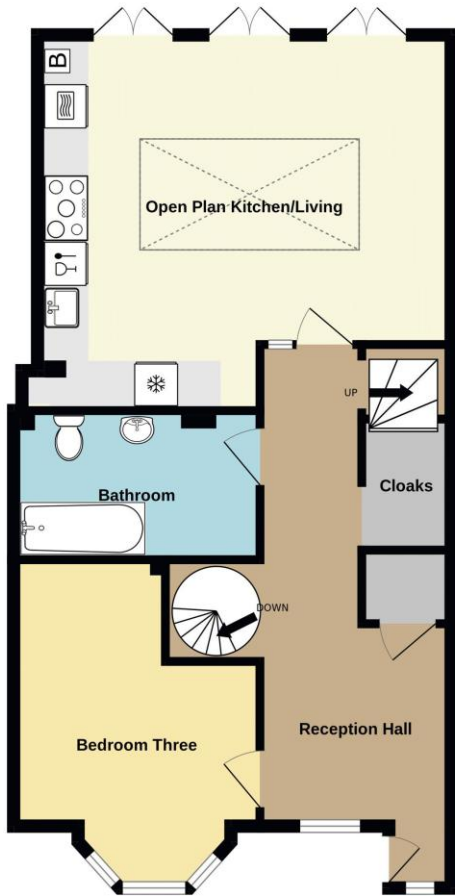




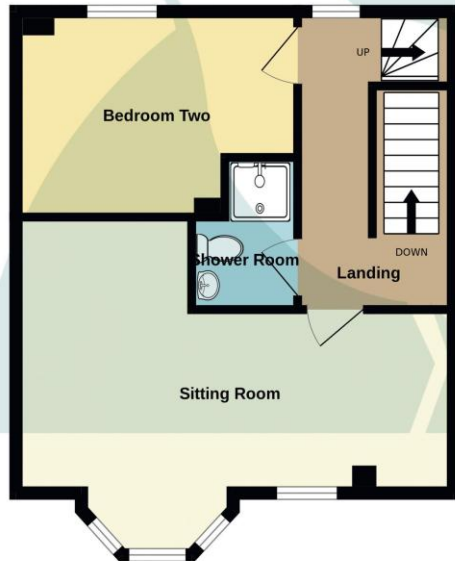
To view this property call Colebrook Sturrock on [01304 381155](tel:01304381155)

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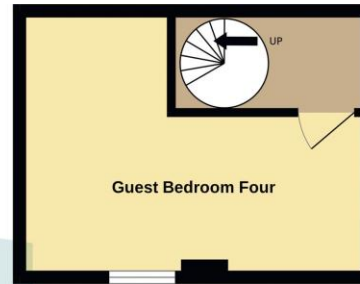
Ground floor  
685 sq.ft. (63.6 sq.m.) approx.



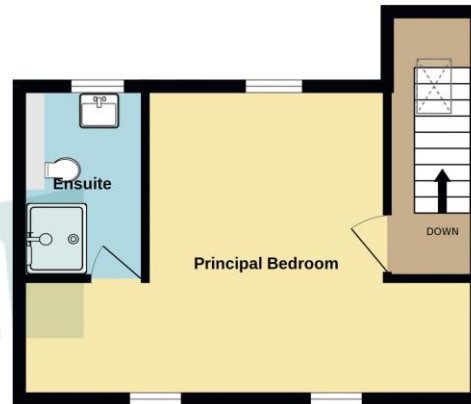
First floor  
427 sq.ft. (39.6 sq.m.) approx.



Lower ground floor  
181 sq.ft. (16.9 sq.m.) approx.



Second floor  
294 sq.ft. (27.4 sq.m.) approx.



## Study/Bedroom Three

11' 9" x 11' 0" (3.58m x 3.35m)

## Bathroom

10' 2" x 6' 7" (3.10m x 2.01m)

## Open Plan Kitchen/Living

18' 5" x 16' 11" (5.61m x 5.15m) reducing to 13' 8" (4.16m)

## Lower Ground Floor

## Guest Bedroom Four

15' 9" x 11' 6" (4.80m x 3.50m) reducing to 7' 2" (2.18m)

## First Floor

## Sitting Room

20' 5" x 12' 1" (6.22m x 3.68m) reducing to 8' 1" (2.46m)

## Shower Room

6' 9" x 4' 9" (2.06m x 1.45m)

## Bedroom Two

12' 10" x 9' 0" (3.91m x 2.74m) reducing to 6' 2" (1.88m)

## Second Floor

## Principal Bedroom

T shaped 20' 5" max x 13' 10" max (6.22m x 4.21m)

## Ensuite

8' 0" x 5' 3" (2.44m x 1.60m)

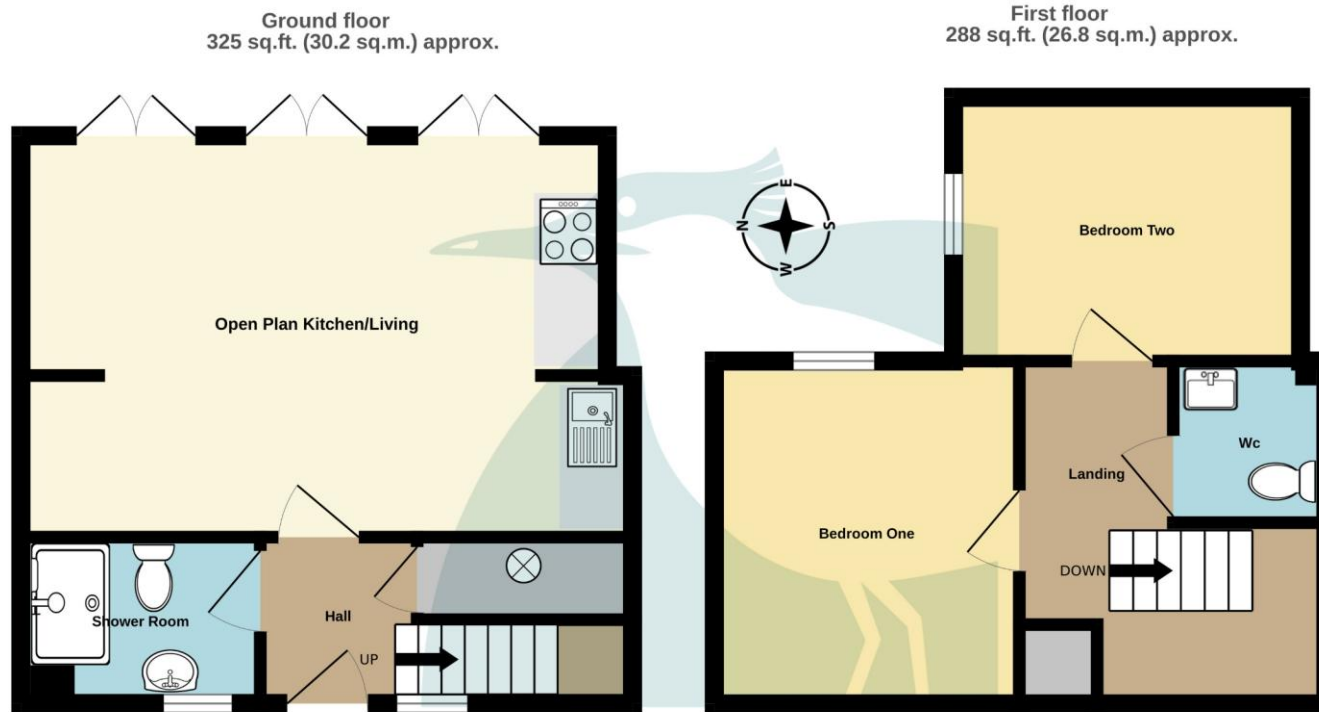
**TOTAL FLOOR AREA : 1587 sq.ft. (147.5 sq.m.) approx.**

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# The Coach House



## Open Plan Kitchen/Living

18' 11" x 13' 9" (5.76m x 4.19m)

## Shower Room

7' 0" x 5' 2" (2.13m x 1.57m)

## First Floor

### Bedroom One

10' 7" x 9' 5" (3.22m x 2.87m)

### Bedroom Two

10' 7" x 8' 2" (3.22m x 2.49m)

### Cloakroom/WC

4' 11" x 3' 11" (1.50m x 1.19m)

**TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.**

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## Services

All mains' services are understood to be connected to the property.

## Local Authority

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

## Tenure

Freehold

**EPC Rating: C (12 The Strand) & D (The Coach House)**

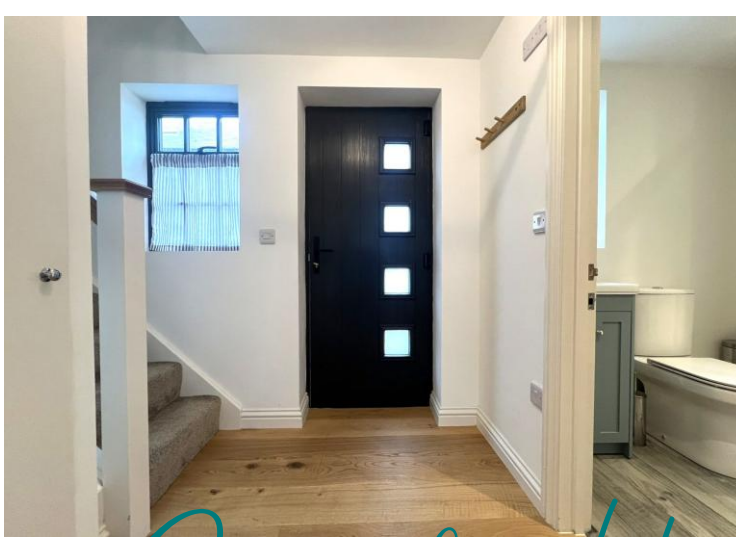
**Current Council Tax Band: B (12 The Strand) & A (The Coach House)**

## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	55 D	
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21-38	F		
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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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