



7 Halliday Drive
Deal, CT14 7AX
£725,000

colebrooksturrock.com





7 Halliday Drive

Walmer, Deal

A Grade II Listed Georgian conversion of elegant proportions, ideally situated within the prestigious Cavalry Barracks development. No Onward Chain.

Situation

Halliday Drive forms part of the Cavalry Barracks development, a stunning conversion of one of three local Royal Marine Barrack sites, 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

Beyond the characterful Georgian façade lies a deceptively spacious and elegantly proportioned home with high ceilings and an abundance of natural light featuring throughout. The current owners' exquisite taste and eye for design is evident from the moment you enter the entrance hallway with its functional laundry cupboard, stylish cloakroom and reclaimed narrow-boarded mahogany flooring which runs seamlessly into the magnificent sitting/dining room, with focal point fireplace and large sash windows. The kitchen/breakfast room is fitted with a comprehensive Charlie Kingham kitchen in contrasting shades of blue, accented by a red Range cooker giving a subtle nautical nod to this Grade II listed property's history. The wide rope lined staircase rises to the first-floor landing and to three generous double bedrooms plus a touch of luxury in the form of an ensuite dressing room with bespoke solid oak cabinetry and a contemporary

family bathroom with freestanding bath and large walk in shower enclosure. A superb master suite occupies the majority of the second floor where a dressing area, built in storage and ensuite shower room nestle amongst striking structural beams whilst two substantial roof windows bath the space in light.

Outside

A low maintenance paved and gravel garden lies to rear, measuring 31' 2" x 23' 8" (9.49m x 7.21m), enclosed by attractive brick walls capped with wrought iron railings and interspersed with mature planting. A raised decked seating area occupies one corner whilst a rear pedestrian gate provides access to a parking area.

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 - £280.06 every six months.

Current Council Tax Band: E

EPC Rating: C

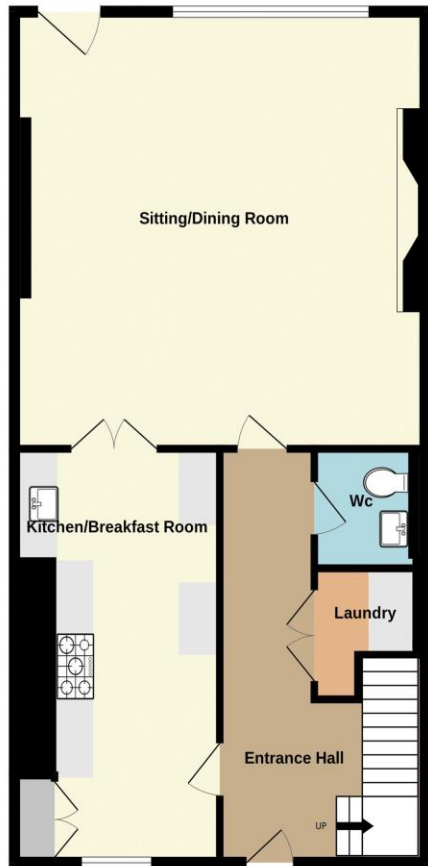
Agents Note

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.

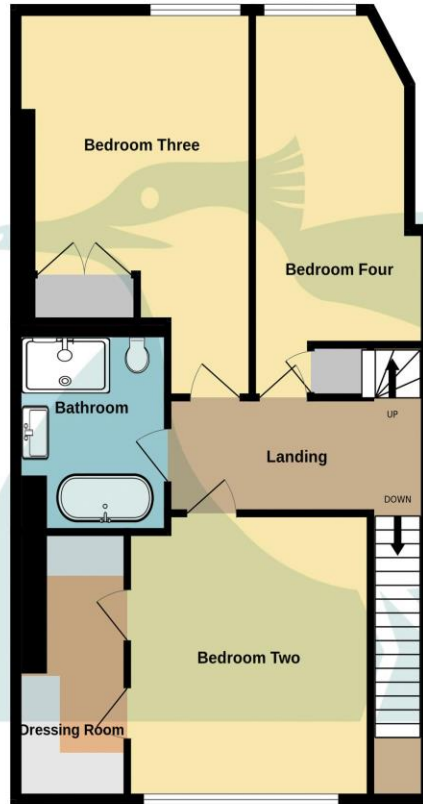


To view this property call Colebrook Sturrock on **01304 381155**

Ground floor
872 sq.ft. (81.0 sq.m.) approx.



First floor
809 sq.ft. (75.2 sq.m.) approx.



Second floor
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 2118 sq.ft. (196.8 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	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance Hall

20' 4" max x 11' 2" at widest (6.19m x 3.40m)

Cloakroom

5' 8" x 5' 5" (1.73m x 1.65m)

Laundry

5' 4" x 4' 0" (1.62m x 1.22m) plus recess

Kitchen/Breakfast Room

20' 6" x 8' 11" (6.24m x 2.72m) plus recesses

Sitting/Dining Room

21' 9" x 19' 2" (6.62m x 5.84m)

First Floor

Bedroom Two

14' 2" x 12' 10" (4.31m x 3.91m)

Dressing Room

13' 6" x 5' 9" (4.11m x 1.75m)

Bathroom

10' 0" x 8' 5" (3.05m x 2.56m)

Bedroom Three

19' 2" max into recess x 12' 9" at widest (5.84m x 3.88m)

Bedroom Four

19' 1" max into recess x 9' 5" at widest (5.81m x 2.87m)

Second Floor

Master Bedroom

20' 3" x 13' 5" (6.17m x 4.09m) plus 9' 0" x 6' 10" (2.74m x 2.08m)

Ensuite Shower Room

8' 6" x 3' 10" (2.59m x 1.17m)

Study

8' 8" max into recess x 7' 4" (2.64m x 2.23m) plus raised storage recess.

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



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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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