



Kwasheron, 18B Granville Road
Walmer, Deal, CT14 7LS
£650,000

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Kwasheron

18b Granville Road, Walmer, Deal

A spacious detached family home enjoying generous south facing gardens in one of Walmer's most prestigious addresses.



Situation

One of the finest locations in Lower Walmer, Granville Road is a wide avenue leading to the beachfront and sea, and is distinguished by an array of impressive, detached houses set in large gardens, establishing a spacious setting. Walmer seafront is close by with its two-mile pebble shoreline and well used promenade and cycle path. 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. Walmer and Deal both provide a mainline railway service which is now inclusive of the Javelin High Speed Link to London St. Pancras. Approximately six miles to the south is the harbour town of Dover with access to the southern motorway network and ferry services to the continent. The cathedral city of Canterbury is approximately 17 miles away and provides a wider range of cultural, sporting and leisure facilities.

The Property

Situated on one of Walmer's most sought-after addresses, Kwasheron is a modern detached family home offering spacious, well-proportioned accommodation complemented by generous south-facing gardens. A wide and welcoming entrance hall, complete with a useful cloakroom, leads to the generously sized sitting room, where sliding patio doors provide direct access to the garden. An open archway connects seamlessly to the adjoining dining room, creating an ideal space for both family living and entertaining. Beyond, the kitchen is fitted with a range of matching cabinetry and integrated cooking appliances. The first floor comprises three double bedrooms, served by a family bathroom, while the principal bedroom benefits from its own en-suite shower room. Offered to the market with no onward chain, this attractive family home enjoys double glazing and gas central heating throughout, while presenting excellent potential for its next owners to enhance the property for years to come.

Outside

The property is approached via a private driveway, set back from the road and providing ample off-road parking together with vehicular access to the double garage, which benefits from an electric up-and-over door, power and lighting. Adjacent to the driveway, the attractive front garden is beautifully stocked and meticulously maintained, creating an inviting first impression. A pedestrian gate to the side of the property leads to the generous south-facing rear garden, a delightful and well-established outdoor space featuring mature shrubs and trees that provide a high degree of privacy and seclusion. A block-paved terrace extends across the rear elevation of the house, offering an ideal setting for outdoor dining and entertaining, while also enjoying direct access from the sitting room for seamless indoor-outdoor living.

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: F

EPC Rating: D

Agents Note

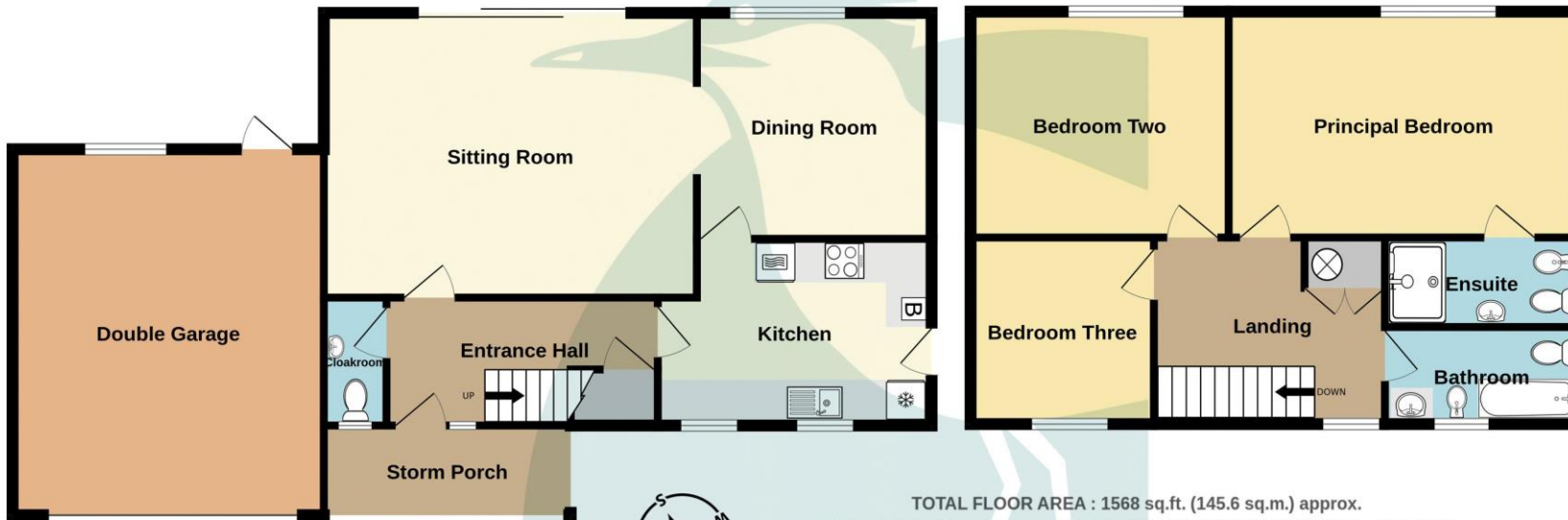
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Ground floor
951 sq.ft. (88.4 sq.m.) approx.

First floor
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1568 sq.ft. (145.6 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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Sitting Room
16' 8" x 14' 2" (5.08m x 4.31m)

Dining Room
11' 8" x 11' 3" (3.55m x 3.43m)

Kitchen
13' 7" x 9' 3" (4.14m x 2.82m)

Cloakroom
6' 4" x 3' 1" (1.93m x 0.94m)

Double Garage
18' 2" x 15' 5" (5.53m x 4.70m)

First Floor
Principal Bedroom
17' 7" x 11' 3" (5.36m x 3.43m)

Ensuite
9' 7" x 4' 2" (2.92m x 1.27m)

Bedroom Two
12' 9" x 11' 4" (3.88m x 3.45m)

Bedroom Three
9' 5" x 9' 0" (2.87m x 2.74m)

Bathroom
9' 8" x 4' 9" (2.94m x 1.45m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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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