



39 Salisbury Road
Walmer, Deal, CT14 7QJ
£599,995

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39 Salisbury Road

Walmer, Deal

A well maintained detached family home on a generous plot offering spacious and impeccably maintained accommodation.

Situation

Salisbury Road is situated in Upper Walmer, a highly regarded area within close proximity of convenient and essential facilities, including grocery stores, a doctors surgery, chemist, comprehensive bus routes and a mainline railway station linking to the high speed service to London St Pancras. Historic Walmer Castle and the seafront are less than a mile away, with a pebble shoreline, popular promenade and cycle path stretching between Deal and Kingsdown. Deal is a thriving traditional seaside town, providing a wide range of amenities including an award winning high street with an eclectic mix of individual shops, restaurants and cafes, an interesting seafront, Grade II listed pier and fascinating historic quarter. The town not only has period charm but also a flourishing community and arts scene.

The Property

Beyond the handsome double bay fronted exterior lies a deceptively spacious and lovingly maintained family home having been extended and updated throughout by the present owners. The accommodation is both generous and plentiful with two principal reception rooms as well as a reception hall and comprehensively fitted kitchen/breakfast room. The layout offers great versatility with two of the four double bedrooms occupying the ground floor, both having built in storage and the master enjoying an ensuite shower room. There is also a luxurious fully tiled bathroom with separate walk in shower enclosure. Rising to the first floor, via a light filled stairwell, are the two remaining double bedrooms with large Velux windows and eaves storage access including loft space. This beautifully presented and well planned home has been finished to a high standard and is double glazed and gas centrally heated.

Outside

To front a generous block paved driveway offers ample parking and access to a single garage whilst a striking brick built raised bed with central steps lead up to the front entrance. A beautifully landscaped garden lies to rear where two areas of lawn, block paved patios and gravel pathways are harmoniously combined into sweeping curves and interspersed with low brick walls and a planted raised bed. A greenhouse occupies a rear corner and there is also a timber garden 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

Freehold

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
1399 sq.ft. (130.0 sq.m.) approx.

First floor
546 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1945 sq.ft. (180.7 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 Hall

10' 4" x 9' 1" (3.15m x 2.77m)

Sitting Room

14' 4" into bay x 13' 3" (4.37m x 4.04m)

Dining Room

14' 2" x 11' 4" (4.31m x 3.45m)

Kitchen/Breakfast Room

17' 0" x 12' 5" (5.18m x 3.78m)

Bedroom Four

14' 5" into bay x 12' 0" (4.39m x 3.65m)

Bathroom

9' 8" x 7' 9" (2.94m x 2.36m)

Master Bedroom

12' 10" x 11' 3" (3.91m x 3.43m)

Ensuite

7' 8" x 5' 6" (2.34m x 1.68m)

First Floor

Bedroom Two

17' 2" x 13' 0" (5.23m x 3.96m)

Bedroom Three

16' 4" plus recess x 11' 7" (4.97m x 3.53m)

Garage

16' 9" x 8' 5" (5.10m x 2.56m)

Garden Room

8' 5" x 6' 3" (2.56m x 1.90m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	81 B
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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