



24 Cavalry Court  
Deal, CT14 7GF  
£599,950

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# 24 Cavalry Court

Deal

An immaculate terraced town house, set within the sought after Cavalry Barracks and convenient for Walmer Seafront and the amenities of The Strand.

## Situation

Cavalry Court lies within a private walled development forming part of this impressive conversion of the South Barracks site within The Walmer Seafront Conservation Area. From 1795 this site was used for a Cavalry Regiment and two Infantry Battalions. By 1869 the Admiralty had acquired all the military sites in Walmer and the Royal Marines occupied these until 1994. The development is conveniently located just a short walk from the pebble shoreline and approximately one mile south of Deal town centre. There is a good range of local shopping facilities available on The Strand at Walmer, with more comprehensive amenities available in Deal. The town provides plenty of period charm, a Tudor Castle and Grade II Listed pier. Its two mile promenade is ideal for cycling and walking, and further leisure amenities are well catered for. The mainline railway service includes the high speed Javelin link to London St Pancras.

## The Property

Set within a handsome square of matching town houses and overlooking a central formal garden lies No: 24, which offers beautifully maintained and immaculately presented accommodation arranged over three floors. To the ground floor is the integral garage and useful utility/laundry room with door accessing the rear garden, along with a shower room and the first of the four bedrooms boasting an enviable range of fitted wardrobes. Stairs rise to a generous landing and the elegantly proportioned sitting/dining room which runs from front to back and is open plan to the kitchen, fitted with a range of matching beech effect units and a comprehensive range of appliances. Two further double bedrooms, as well as a study/bedroom, occupy the second floor serviced by an ensuite shower room to the principal bedroom and a further

family bathroom. This lovingly maintained home features ample fitted storage to all bedrooms and double glazed sash windows throughout as well as gas central heating.

## Outside

To front a driveway provides off road parking for one vehicle and gives access to the integral single garage. To rear lies a truly delightful garden, well stocked with a variety of mature shrubs, trees and structurally striking planting. A central paved pathway dissects the pebbled garden and leads to a secluded circular seating area. A raised deck runs along the rear elevation providing the perfect spot for alfresco dining.

## Services

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

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ 01304 821199

## Tenure

Freehold

## Current Council Tax Band: E

## EPC Rating: C

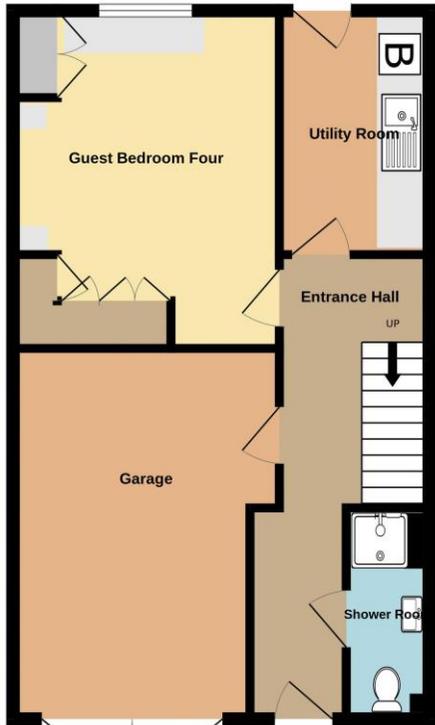
## Agents Note

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.

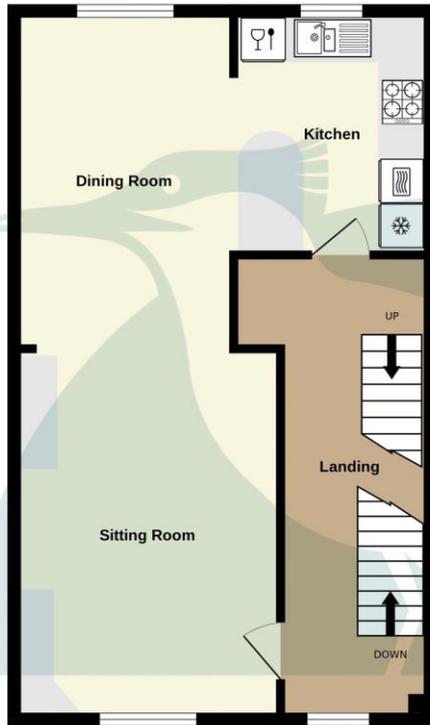


To view this property call Colebrook Sturrock on **01304 381155**

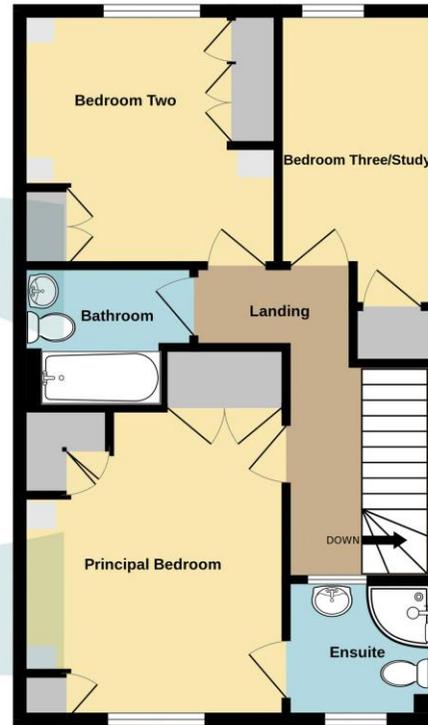
Ground floor  
558 sq.ft. (51.9 sq.m.) approx.



First floor  
560 sq.ft. (52.0 sq.m.) approx.



Second floor  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1677 sq.ft. (155.8 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		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Guest Bedroom Four  
14' 10" x 11' 4" (4.52m x 3.45m)

Utility Room  
10' 9" x 6' 6" (3.27m x 1.98m)

Shower Room  
8' 9" x 3' 2" (2.66m x 0.96m)

Garage  
16' 3" x 10' 2" (4.95m x 3.10m) widening to 11' 6" (3.50m)

### First Floor

Sitting Area  
15' 5" x 11' 6" (4.70m x 3.50m)

Dining Area  
14' 11" x 9' 6" (4.54m x 2.89m)

Kitchen  
10' 7" x 8' 9" (3.22m x 2.66m)

### Second Floor

Principal Bedroom  
13' 8" x 11' 6" (4.16m x 3.50m)

Ensuite Shower Room  
6' 10" x 6' 2" (2.08m x 1.88m)

Bedroom Two  
11' 6" x 10' 10" (3.50m x 3.30m)

Bedroom Three/Study  
10' 9" x 6' 10" (3.27m x 2.08m)

Bathroom  
7' 6" max x 6' 3" (2.28m x 1.90m)

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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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