



18 Trafalgar Drive
Walmer, Deal, CT14 7FL
£465,000

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18 Trafalgar Drive

Walmer, Deal

An immaculately presented and beautifully styled contemporary town house, convenient for amenities and set within the sought after North Barracks.

Situation

Trafalgar Drive forms part of the original North Barracks with its historic association to the Royal Marines and is now part of a modern stylish and individual development conveniently located in Lower Walmer. This sought after address is close to the Walmer seafront Conservation Area located just a short walk from the pebble shoreline and approximately one mile south of Deal town centre the promenade linking the two. There is a range of local shopping facilities available on the Strand with more comprehensive facilities available in Deal. The town provides plenty of period charm with its delightful historic quarter, a Tudor castle and Grade II listed pier. Leisure amenities are well catered for and the main line railway service includes the High-Speed Javelin link to London St Pancras.

The Property

This handsome end of terrace home was built in 2021 by local builders, ATS, forming part of a stylish development with a striking Art Deco theme. No. 18 boasts immaculately presented and beautifully styled accommodation that has been finished to a high specification with emphasis on bright and sociable living space. The ground floor is open plan, an ideal design for modern family living, with clean lines and plenty of light helped with patio doors opening to the rear garden. The kitchen is fitted with a comprehensive range of shaker cabinetry, integrated appliances and elegant worksurfaces, whilst a ground floor cloakroom adds convenience. Upstairs, arranged over two floors, are three sumptuous double bedrooms, two at first floor level with a contemporary en-suite shower to the principal bedroom, and on the top floor the third bedroom is serviced by a superb family bathroom. This truly beautiful home is fully double glazed and gas centrally heated.

Outside

Number 18 is set back from the road behind a block-paved driveway providing off-road parking, complemented by attractively landscaped borders. A pedestrian gate to the side leads through to a stunning enclosed rear garden, beautifully maintained by the current owner and enjoying a desirable south-easterly aspect. Adjoining the kitchen/dining area is a paved seating terrace, ideal for outdoor entertaining, while beyond lies a manicured lawn framed by fully stocked flower borders featuring a wide variety of planting to provide year-round colour and interest. This peaceful and private garden retreat is fully enclosed and further enhanced by an additional seating area and 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: D

EPC Rating: B

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.

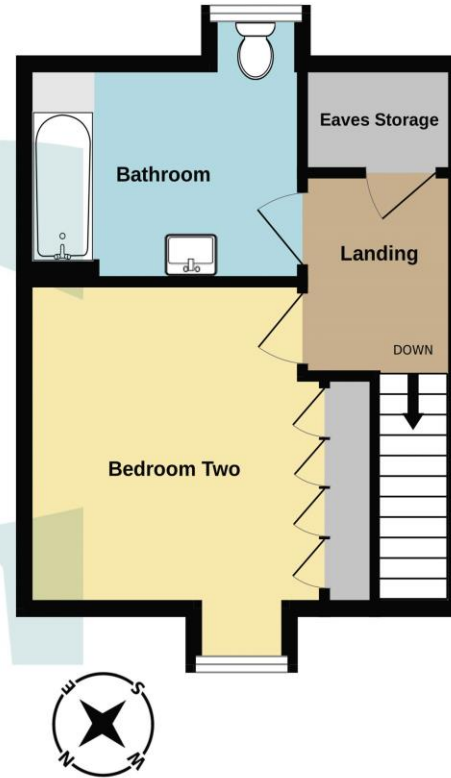
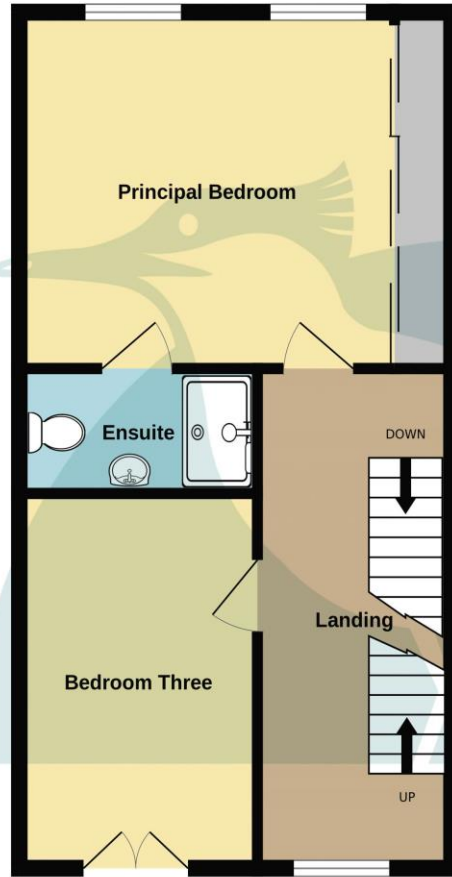
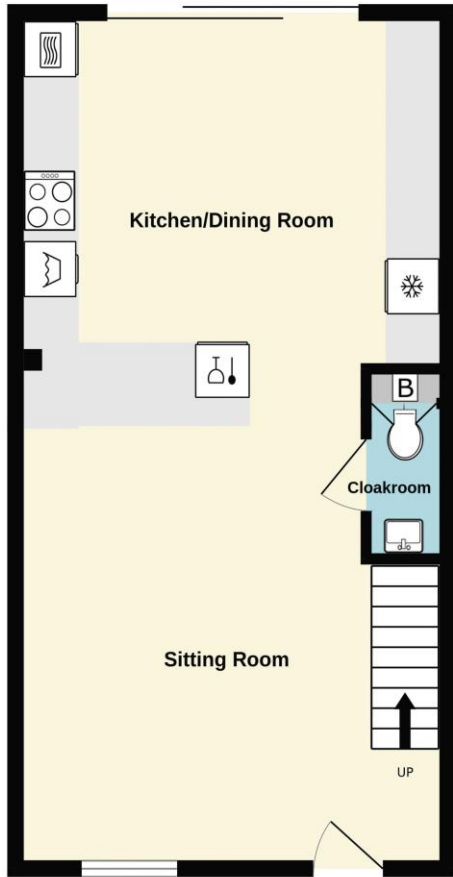


To view this property call Colebrook Sturrock on **01304 381155**

Ground floor
461 sq.ft. (42.8 sq.m.) approx.

First floor
462 sq.ft. (42.9 sq.m.) approx.

Second floor
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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
15' 6" x 15' 5" (4.72m x 4.70m)

Kitchen/Dining Room
14' 4" x 15' 6" (4.37m x 4.72m)

Cloakroom
5' 5" x 2' 11" (1.65m x 0.89m)

First Floor

Principal Bedroom
15' 6" inc. wardrobes x 12' 0" (4.72m x 3.65m)

Ensuite
8' 4" x 3' 10" (2.54m x 1.17m)

Bedroom Three
13' 1" x 8' 6" (3.98m x 2.59m)

Second Floor

Bedroom Two
11' 4" plus bay x 10' 3" (3.45m x 3.12m)

Bathroom
9' 5" x 7' 4" plus bay (2.87m x 2.23m)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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