



12 Liverpool Road  
Walmer, Deal, CT14 7HF  
£375,000

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# 12 Liverpool Road

Walmer, Deal

A beautifully presented and well-maintained cottage with enchanting private gardens located a stone's throw from Walmer Seafront.

## Situation

12 Liverpool Road is just one road behind the beach, so only a short stroll to the seafront and the local parade of shops within The Strand. Walmer and Deal both have mainline railway stations with regular rail services and links to the Javelin high speed service to London St Pancras. Deal town centre is a mile to the north, with a charming high street offering specialist shops, restaurants, inns and cafes, as well as a traditional seafront, Grade II Listed pier, Tudor castle and interesting historic quarter. The surrounding Kent countryside is inspiring with its miles of pleasant beaches, gently undulating hills and the dramatic White Cliffs of Dover.

## The Property

Thought to date back to the mid 1800's, No: 12 is set just one road from the beach and has been the subject of extensive refurbishment to create a truly lovely home, offering surprisingly spacious accommodation with a light and airy feel. As you enter into the generous sized sitting room, you're greeted with high ceilings, engineered oak flooring and large sash windows creating an expanse of natural light throughout. The kitchen is fitted with beautiful shaker style units, under stairs cupboard and window enjoying views over the rear garden. A door from the kitchen leads to a convenient study area, with bi-fold doors to the garden, and a downstairs shower room. The first floor comprises two good size double bedrooms, the master enjoying an attractively designed en-suite bathroom with built in storage, including plumbing for a washing machine.

## Outside

To the rear of the property is a beautifully maintained, mature garden offering utmost privacy mainly laid to neat lawn with pretty tree and shrub border planting and patio area adjacent to the property. Access to rear via high timber gate. Unrestricted public on street parking is available to the front.

## 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: B

## 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  
464 sq.ft. (43.1 sq.m.) approx.

First floor  
459 sq.ft. (42.6 sq.m.) approx.



### Sitting Room

15' 0" x 14' 8" (4.57m x 4.47m)

### Kitchen/Dining Room

14' 11" x 11' 3" (4.54m x 3.43m)

### Study

8' 1" x 7' 7" (2.46m x 2.31m)

### Shower Room

7' 11" x 2' 7" (2.41m x 0.79m)

### First Floor Landing

### Principal Bedroom

14' 11" x 11' 3" (4.54m x 3.43m)

### Ensuite

10' 4" x 7' 3" (3.15m x 2.21m)

### Bedroom Two

15' 0" x 11' 10" (4.57m x 3.60m)

TOTAL FLOOR AREA : 922 sq.ft. (85.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
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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