

33 Admiralty Mews The Strand
Walmer, Deal, CT14 7AZ
£595,000

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33 Admiralty Mews

The Strand, Walmer, Deal

An attractive character home of elegant proportions set in the sought-after Admiralty Mews.

Situation

Admiralty Mews occupies a prominent position on The Strand in Walmer, opposite the pebble shoreline, less than half a mile to the south of Deal town centre and its historic Castle. Deal is a traditional coastal town with a rich history, providing a wide range of amenities including an award winning high street with a pleasing mix of individual shops, restaurants and cafes. The town provides period charm with its delightful historic quarter, where numerous, narrow and attractive streets run down from the seafront. Its two mile promenade is ideal for cycling and walking. The mainline railway service includes the high speed Javelin link to London St Pancras.

The Property

This attractive terraced home forms part of the historic Admiralty Mews, formerly the Naval and Royal Marines Hospital. The characterful high ceilings and large Victorian sash windows create a welcoming sense of space and light, flooding the accommodation with natural daylight throughout. A lovely entrance hall, complete with a useful ground-floor cloakroom, leads to a good size sitting room, where French doors open directly onto the beautiful west-facing garden. The spacious kitchen/dining room is fitted with a range of matching cabinetry and integrated appliances, providing an ideal space for everyday living and entertaining. Upstairs, the delightful principal bedroom enjoys fitted wardrobes along one wall and an ensuite shower room. Two further bedrooms, overlook the garden and are served by a family bathroom. This charming period home benefits from gas central heating and secondary glazing, combining modern comfort with the character and heritage of this unique historical setting.

Outside

The property enjoys a beautiful west-facing garden, featuring a paved seating area and gravel pathways that meander through fully stocked borders, all enclosed by established hedging. Beyond the garden are the beautifully maintained communal grounds, comprising formal lawns, formal pathways and mature trees, which are exclusively for the enjoyment of residents. The property also benefits from two allocated parking spaces, together with additional visitor spaces, within the residents' car park, located to the left-hand side as you enter the development. There is also a communal bike store, with two allocated spaces for each property.

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 & Service Charge

Freehold - There is an annual service charge of £1,000 for the upkeep of the communal areas.

Current Council Tax Band: D

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



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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Kitchen/Dining Room
17' 2" x 12' 2" (5.23m x 3.71m) narrowing to 9' 6" (2.89m)

Cloakroom
4' 10" plus recess x 4' 6" (1.47m x 1.37m)

Sitting Room
15' 4" x 11' 10" (4.67m x 3.60m)

First Floor

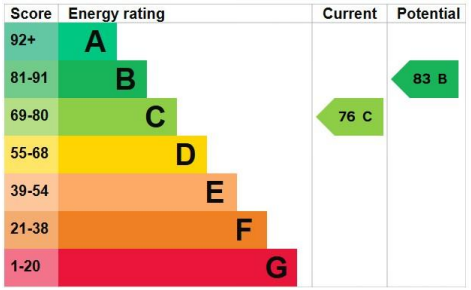
Principal Bedroom
13' 11" x 10' 4" (4.24m x 3.15m)

Ensuite Shower Room
10' 5" max into shower recess x 5' 10" (3.17m x 1.78m)

Bedroom Two
14' 2" x 8' 4" (4.31m x 2.54m)

Bedroom Three
10' 6" x 7' 3" (3.20m x 2.21m)

Bathroom
6' 4" x 6' 2" (1.93m x 1.88m)



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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.