



87 Sydney Road  
Walmer, Deal, CT14 9XD  
£395,000

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# 87 Sydney Road

Walmer, Deal

A modern detached family home offering spacious, well-proportioned accommodation, within easy reach of Walmer Station.

## Situation

Sydney Road is situated in Upper Walmer, a highly regarded area within close proximity of convenient facilities, including grocery stores, doctors surgery, chemist, comprehensive bus routes and within walking distance of a mainline railway station enjoying the high speed service to London St Pancras. The seafront is less than a mile away with its pebble shoreline, popular promenade and cycle path. Deal to the north 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 a weekly market.

## The Property

No: 87 enjoys a secluded position set back from the road with steps leading down from street level to the property. The well-proportioned accommodation has a light and airy feel with the ground floor comprising a spacious dual aspect sitting room, featuring a box bay window and focal point fireplace. An open arch leads to a separate dining room and returns to the entrance hallway. In addition, there is a bright kitchen/breakfast room with sliding patio doors opening directly onto the south-east facing garden. The kitchen is fitted with a matching range of cabinetry with integrated cooking appliances, and a useful cloakroom facility completes the ground floor. Upstairs, the good size principal bedroom boasts a contemporary ensuite shower room, and the three further bedrooms (two double and one single) are serviced by a family bathroom. This modern detached family home is fully double glazed and gas centrally heated and further benefits from a water softener and an air filtration system.

## Outside

At street level a driveway provides off road parking and vehicular access to the single detached garage. A full set of brick paved steps flanked by fully stocked raised flowerbeds lead down to the property and a paved front seating area. Side access leads round to a fully enclosed and well tended lawned garden with mature trees creating a degree of privacy and seclusion. There is also a paved seating area located outside the kitchen/breakfast room and a useful timber storage shed to the side.

## 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

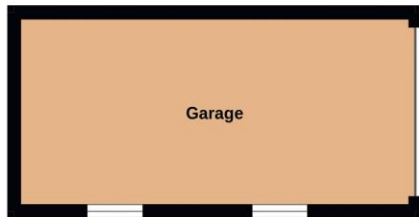
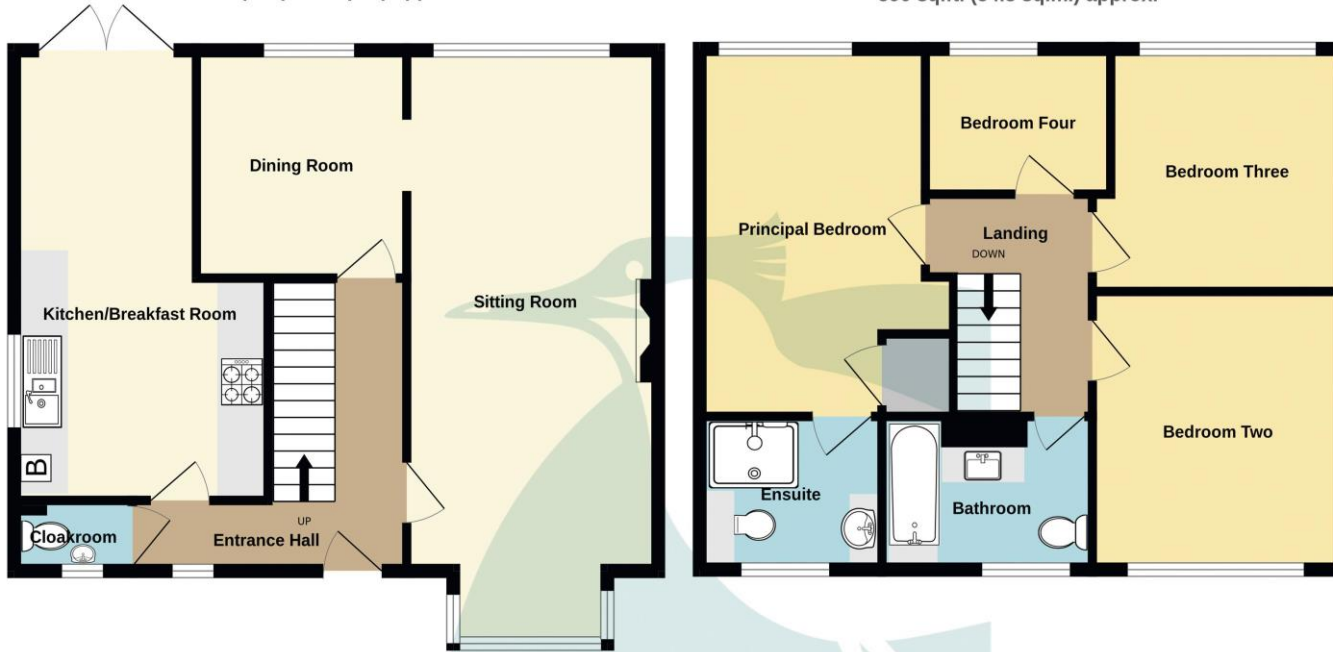
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Ground floor  
752 sq.ft. (69.9 sq.m.) approx.

First floor  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1342 sq.ft. (124.7 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		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Sitting Room

24' 7" into bay x 10' 9" (7.49m x 3.27m)

### Dining Room

9' 0" x 8' 11" (2.74m x 2.72m)

### Kitchen/Breakfast Room

18' 2" x 10' 10" (5.53m x 3.30m) narrowing to 7' 10" (2.39m)

### Cloakroom

5' 1" x 2' 11" (1.55m x 0.89m)

### Garage

17' 1" x 8' 3" (5.20m x 2.51m)

### First Floor

### Principal Bedroom

14' 10" x 9' 10" plus recess (4.52m x 2.99m)

### Ensuite

8' 1" x 6' 5" (2.46m x 1.95m)

### Bedroom Two

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

### Bedroom Three

10' 1" x 9' 9" (3.07m x 2.97m)

### Bedroom Four

7' 11" x 5' 8" (2.41m x 1.73m)

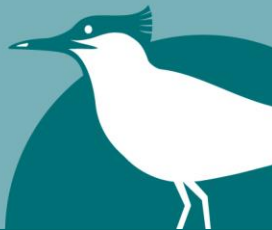
### Bathroom

8' 10" x 6' 4" (2.69m x 1.93m)

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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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