



20 The Strand
Walmer, Deal, CT14 7DY
Offers in Excess of £890,000

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20 The Strand

Walmer, Deal

An elegant and beautifully styled Victorian townhouse, overlooking Walmer Green and seafront beyond.

Situation

Situated in lower Walmer, number 20 enjoys a superb location, opposite the green and seafront with its two-mile pebble shoreline, offering a wide range of water sports with various sailing, rowing, and angling clubs, together with the popular promenade and cycle path. The parade of shops on The Strand provides shopping essentials and a variety of cafes and restaurants. A short stroll away, Deal town centre has won several awards for its eclectic high street with a vibrant cafe culture, local inns and restaurants along with high street multiples and interesting individual shops. Deal has a mainline railway station with a frequent service connecting to the Javelin high speed link to London St Pancras. The surrounding countryside offers endless walking opportunities and there are four good golf courses within a radius of six miles.

The Property

Enjoying a prime position with spectacular sea views and a private west-facing courtyard garden, this elegant Victorian townhouse offers an ideal coastal home with both the town and seafront on your doorstep. The ground floor comprises a spacious open-plan kitchen/breakfast area and dining room with exposed brick fireplace and log burner. The contemporary kitchen is comprehensively fitted with matching cabinetry, integrated appliances, and boasts stainless steel and natural elm worktops together with a striking central island. A practical utility room complements the kitchen, whilst the hobby room beyond gives access to the charming walled courtyard. Downstairs, the lower ground floor comprises a tranquil sitting room which leads out to a private lower terrace. There is also a generous guest bedroom and a modern bathroom. Occupying the first floor is a bright and inviting drawing room/fourth bedroom, with handsome fireplace and panoramic sea views through the large bay window. The second bedroom has double doors opening onto an attractive west facing balcony and is serviced by a stylish shower room on the half landing. The top floor is dedicated to the impressive principal

bedroom, enjoying sea views and a luxurious bathroom with a roll-top bath and large shower enclosure. Beautifully presented throughout, this striking home benefits from gas central heating, ample storage, and an enviable coastal setting.

Outside

To the front is a small, gravel area with planting enclosed by wrought iron railings and steps leading up to the front door. Stylish double doors accessed from the lower ground floor reception room open onto a private lower terrace with steps up to the characterful cottage style garden. A charming balcony extends from bedroom two, offering pleasant views over the rear garden. The private west facing rear garden is predominantly paved and framed by an array of mature trees and attractive shrubs that create a charming and peaceful outdoor space. A rear gate provides access onto York Road, where unrestricted on-street parking is available on a first-come, first-served basis.

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: D

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
632 sq.ft. (58.7 sq.m.) approx.

Lower ground floor
523 sq.ft. (48.6 sq.m.) approx.

First floor
518 sq.ft. (48.1 sq.m.) approx.

Second floor
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 2124 sq.ft. (197.3 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		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Dining & Seating Area

16' 6" x 13' 9" (5.03m x 4.19m) plus bay

Kitchen/Breakfast Area

16' 9" into box bay x 16' 6" (5.10m x 5.03m)

Utility Room

9' 10" x 6' 9" (2.99m x 2.06m)

Hobby Room/Study

11' 4" x 7' 5" (3.45m x 2.26m)

Lower Ground Floor

Sitting Room

14' 10" x 12' 7" (4.52m x 3.83m)

Guest Bedroom Three

16' 8" into bay x 12' 9" minimum (5.08m x 3.88m)

Bathroom

6' 9" x 6' 1" (2.06m x 1.85m)

First Floor

Drawing Room/Bedroom Four

16' 9" into bay x 15' 4" (5.10m x 4.67m)

Bedroom Two

13' 1" x 9' 11" (3.98m x 3.02m)

Balcony

7' 9" x 5' 6" (2.36m x 1.68m)

Shower Room

9' 9" x 6' 11" (2.97m x 2.11m)

Second Floor

Principal Bedroom

16' 9" into bay x 15' 4" (5.10m x 4.67m)

Bathroom

13' 1" x 9' 11" (3.98m x 3.02m)

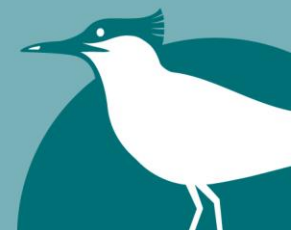
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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