



5 Guilford Court Lord Warden Avenue
Walmer, Deal, CT14 7JS
Guide Price £280,000

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5 Guilford Court

Lord Warden Avenue, Walmer, Deal

A well maintained and stylishly presented first floor apartment, occupying an enviable seaward facing position and boasting no onward chain.

Situation

Guilford Court is situated within the Lord Warden Avenue site, in the former grounds of Walmer Place, a private 19th Century Estate. This particular block is situated directly opposite the seafront with its two-mile pebble shoreline and well used promenade stretching between the villages of Kingsdown and Deal. This convenient and accessible location is highly regarded and offers a number of shops, cafes and inns along The Strand. Walmer also has a mainline railway station with a regular coastal service and high-speed links to London. To the north, Deal is famed for its award-winning high street, attractive historic quarter and a good selection of independent shops and eateries.

Outside

The apartment enjoys a private seaward facing balcony boasting enviable views of Walmer seafront. Well tended communal garden for use by the residents surround Guilford Court and off-road parking spaces are available to the front of the building.

Services

Mains electric, water and drainage are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure & Maintenance Charges

935-year lease remaining.
Share of Freehold
Ground Rent £15 per annum
Maintenance Charge £180 per calendar month

Current Council Tax Band: B

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.

The Property

Apartment 5 occupies an enviable position within Guilford Court commanding fine seaward facing views of Walmer seafront. This first-floor property is well maintained and stylishly presented in a neutral palate whilst the large picture windows throughout flood the accommodation with natural light. The entrance hallway opens to a comprehensively fitted kitchen consisting of sleek units, integrated washing machine, dishwasher, fridge/freezer and cooking appliances. The bright sitting/dining room has direct sea views and access onto the private balcony. The inner hallway accesses the stylish shower room which services the two double bedrooms, the principal of which has built in storage and also accesses the balcony. This chain free home has a truly inviting feel and is fully double glazed and has electric heating.





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

First floor
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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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Entrance Hallway
6' 6" x 3' 4" (1.98m x 1.02m)

Kitchen
9' 7" x 6' 7" (2.92m x 2.01m)

Sitting/Dining Room
16' 7" x 15' 7" max (5.05m x 4.75m)

Shower Room
6' 8" x 4' 11" (2.03m x 1.50m)

Bedroom One
11' 11" x 11' 11" (3.63m x 3.63m)

Bedroom Two
10' 5" x 9' 0" (3.17m x 2.74m)

Balcony
13' 4" x 3' 11" (4.06m x 1.19m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 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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