



Walmer Castle Road, Walmer, Deal

  
MILES & BARR  
EXCLUSIVE

15 Walmer Castle Road  
Walmer  
Deal  
Kent  
CT14 7NG



**Description**

Ground Floor

- Entrance Hall
- Living Room  
14'9 x 11'11  
(4.50m x 3.63m)
- Kitchen/Diner  
22'6 x 10'2  
(6.86m x 3.10m)
- WC

First Floor

- Landing
- Bedroom  
15'7 x 10'3  
(4.75m x 3.12m)
- Bedroom  
10'1 x 9'9  
(3.07m x 2.97m)
- Bedroom  
11'11 x 6'1  
(3.63m x 1.85m)
- Bedroom/Study  
7'3 x 5'11  
(2.21m x 1.80m)
- Bathroom
- WC

External

- Front/Driveway
- Integral Garage  
15'8 x 8'10  
(4.78m x 2.69m)
- Rear Garden

## Property

Located on the sought-after Walmer Castle Road lies this recently redecorated four bedroom family home. Set back from the road and on a good sized plot, the spacious accommodation comprises, spacious living room to the front of the property with a large picture window overlooking the front garden. The generous kitchen/diner spans the width of the property, providing a wonderful space for the whole family to enjoy. The kitchen is fitted with a range of wooden wall and base units. Leading from the kitchen is a covered area which houses a downstairs WC and large storage cupboard which could easily be converted to house a washing machine. There is an integral garage which is accessed from the hallway, this could be converted into further living accommodation if required.

Heading upstairs, the bright and spacious landing provides access to four bedrooms and a family bathroom with separate WC. Two of the bedrooms are double in size with the principal bedroom at the front benefitting from built-in wardrobes. Externally, there is a delightful, lawned front garden with flower and shrub borders. There is plenty of parking for several cars. To the rear, you'll find a large, secluded garden which is also laid to lawn with patio area.

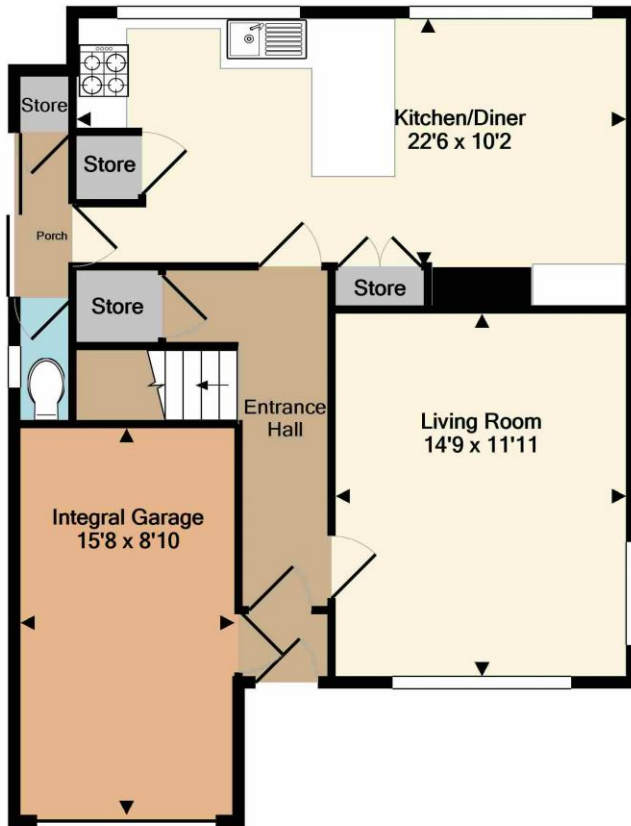
This is an excellent opportunity for an incoming purchaser to improve or even extend, subject to the relevant planning permissions.



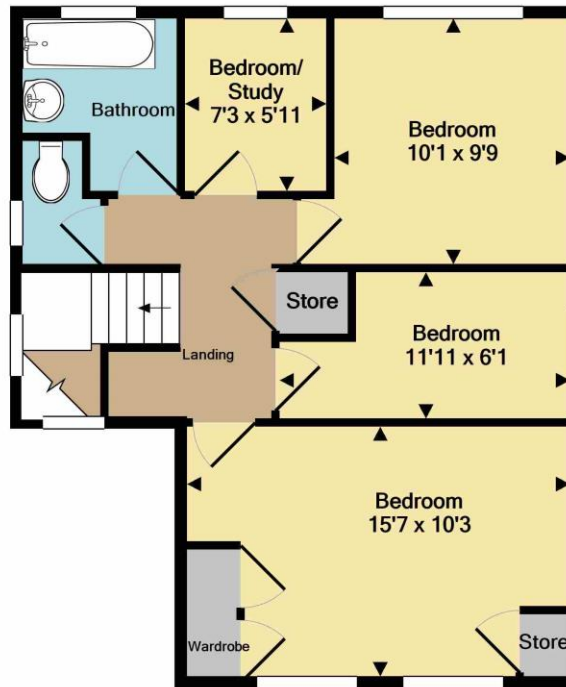
## Location

Deal is a town situated in Kent, which lies on the English Channel, eight miles north-east of Dover and eight miles south of Ramsgate. This former fishing and mining town became a 'limb port' of the Cinque Ports in 1278 and grew into the busiest port in England. In 1968, "Middle Street" was the first Conservation Area in Kent, its quaint streets and houses a reminder of its history along with many ancient buildings and monuments including, most notably, Deal and Walmer Castles. Today it is a seaside resort with its award-winning High Street, high-speed train Links to St Pancras and independent shops. An array of cafes and pubs sit along the picturesque seafront that is home to a sweeping pier.






GROUND FLOOR  
APPROX. FLOOR  
AREA 683 SQ.FT.  
(63.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 519 SQ.FT.  
(48.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1202 SQ.FT. (111.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)