



5 Cornwall Road  
Walmer, Deal, CT14 7SD  
£480,000

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# 5 Cornwall Road

Walmer, Deal

A handsome Victorian terraced family home, conveniently located within Lower Walmer.

## Situation

Cornwall Road is a popular residential road mainly incorporating similar period properties, conveniently located within Lower Walmer. This highly regarded area offers all the essentials expected from a village environment with the amenities of The Strand close by as well as Walmer Lawn Tennis and Croquet Club in Archery Square and the seafront with its two-mile pebble shoreline, popular promenade and cycle path with both Walmer and Deal castles en-route. Deal town centre to the north with its award-winning high street, has a growing cafe culture, local inns and restaurants along with a comprehensive selection of high street and specialist shops. Walmer and Deal have a mainline railway station with a frequent service connecting to Dover and the Javelin high speed link to London St Pancras.

## The Property

A handsome Victorian terraced family home with attractive exposed brick and rendered facade, complimented by fine architectural details of the period. No: 5 offers well-proportioned and beautifully presented accommodation, recently extended and updated by the current owners. From the entrance vestibule is a welcoming hallway with stairs to first floor, useful understairs cloakroom facility and low maintenance laminate flooring which runs throughout the ground floor. The attractive dual aspect sitting/family room, running alongside the entrance hall, is a bright and inviting space with large bay window to front, French doors to rear plus an ornate open fire, with tiled surround and marble mantelpiece, provides an attractive focal point. To the rear, incorporating a recent extension, is the modern open plan kitchen/dining room boasting a comprehensive and well fitted kitchen of light grey shaker style units incorporating a full range of integrated appliances capped with contrasting marble effect worktops. Full width bi-folding doors connect this space directly to the rear garden whilst a skylight

floods the room with natural light. Rising to the first floor, from a half landing, is a generous bathroom and separate WC which serves the three good size double bedrooms occupying the first and second floors. The property is fully double glazed and has gas central heating.

## Outside

The property is set back from the road by a low maintenance front garden enclosed by a combination of wrought iron railings, hedging and an attractive brick wall. To the rear is a good size south facing garden mainly laid to lawn with mature borders, attractive fish pond, paved patio area and gravel garden to the side return. Towards to bottom of the garden is a summerhouse, greenhouse and pedestrian rear access leading to an alleyway linking with Cornwall Road a few doors down. Parking on Cornwall Road is unrestricted and 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.

## Current Council Tax Band: C

## Tenure

Freehold

## 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**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

**Sitting Room**  
11' 10" x 11' 3" (3.60m x 3.43m)

**Family Room**  
12' 7" x 10' 4" (3.83m x 3.15m)

**Cloakroom**  
3' 9" x 2' 3" (1.14m x 0.69m)

**Kitchen Area**  
13' 11" x 8' 11" (4.24m x 2.72m)

**Dining Area**  
12' 7" x 9' 6" (3.83m x 2.89m)

**First Floor**

**Master Bedroom**  
15' 4" x 11' 4" (4.67m x 3.45m) plus bay

**Bedroom Two**  
12' 8" x 9' 4" (3.86m x 2.84m) plus recess.

**Bathroom**  
10' 7" x 7' 3" (3.22m x 2.21m) plus recess

**Separate WC**  
5' 0" x 3' 5" (1.52m x 1.04m)

**Second Floor**

**Bedroom Three**  
L-shaped 16' 5" x 15' 8" (5.00m x 4.77m) narrowing to 10' 4" (3.15m)



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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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