



Waterside

Waterfront, Kingsdown Road, Walmer, Kent

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**STRUTT
& PARKER**

BNP PARIBAS GROUP



Waterfront

Kingsdown Road, Walmer, Kent CT14 7LL

A substantial period seafront residence with a scenic private plot directly beside historic Walmer Castle

Central Walmer 0.8 miles, Walmer station 1.4 miles (London St Pancras from 82 minutes), Deal 2.2 miles, A2 5.8 miles, Canterbury 19.8 miles, M2 (J7) 28 miles

Porch | Reception hall | Drawing room | Sitting room | Dining room | Study | Conservatory
Kitchen/breakfast room | Utility | Store rooms
Boot room | Cloakroom | Principal bedroom suite with dressing room and en suite bathroom
3 Further bedrooms | Family bathroom | Garden
Balcony | Triple garage | Greenhouse | Shed
EPC rating E

The property

Situated in an enviable position with picturesque views to the coastline, Waterfront is a fine example of a detached Edwardian seafront property with a rich history dating back to World War I. The house is arranged over three floors and offers over 4,000 sq ft of characterful, light-filled and versatile accommodation with a wealth of retained original features, including a wrap-around balcony, tall corniced ceilings and picture rails, a multitude of unique feature fireplaces, ceiling roses and wide walk-in bay windows.

The charming porch opens to a grand reception hall with herringbone hardwood flooring and a turned stairway to the first floor. From here there is access to the tranquil drawing room, with garden views and double doors opening to the 21 ft multi-aspect study. A central hallway flows to a boot room, cloakroom and several useful store rooms, and a utility along with an additional stairway and an added on laundry/utility room. Two bedrooms and a family bathroom complete the ground floor facilities.

The first floor makes excellent use of the elevated sweeping sea views from the timber-built balcony beside the bright sitting room. Adjacent is the in-keeping kitchen/breakfast room which is fitted with a range of wooden wall and base cabinetry and various appliances; opposite is a formal dining room. Off the landing is a 19 ft bedroom or potential study.

The second floor houses the considerable principal suite with its trio of fireplaces, 29 ft of bedroom space, a fully fitted dressing room and a generous en suite bathroom.

Outside

A large brick-laid and gravelled driveway and forecourt beside the property offer ample parking for several vehicles, along with the detached triple garage block.

The fully enclosed private garden is bordered by handsome red brick walls and mature evergreen hedging, with a sizeable level lawn, a tranquil pond and seating area, a greenhouse, garden shed, a wide range of well-stocked herbaceous beds and several established trees.

The first-floor balcony provides a wonderfully sociable space to entertain and take in the striking coastal aspect.

Location

Walmer offers a superb range of shops and amenities and several well-regarded schools. The property is on the beautiful beachfront beside Walmer Castle with its award-winning gardens, with coastal walks to Kingsdown Cliffs or Sandwich Bay. Nearby golf courses include the historic Royal St George's in Sandwich.

Neighbouring Deal, former winner of the Daily Telegraph's "High Street of the Year" award, offers further amenities. Stations in Walmer and Deal provide direct High-Speed train services to London St Pancras and Ashford International, with local connections to Charing Cross, Margate, Ramsgate, Sandwich and Canterbury.



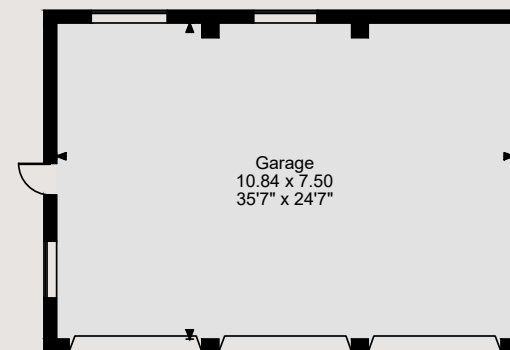
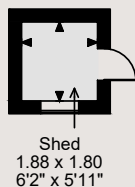
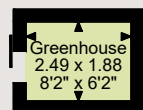
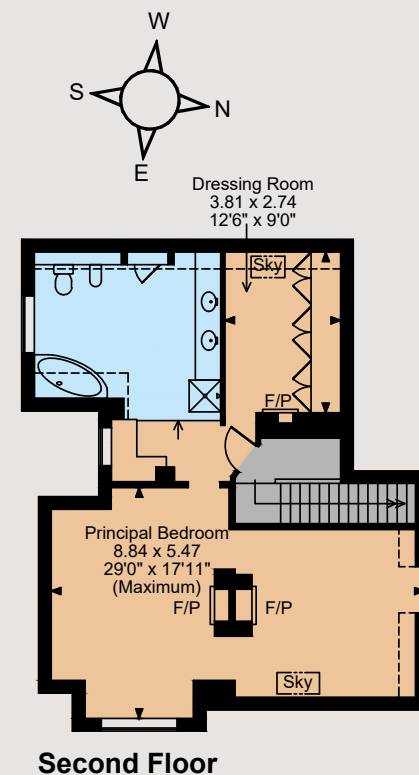
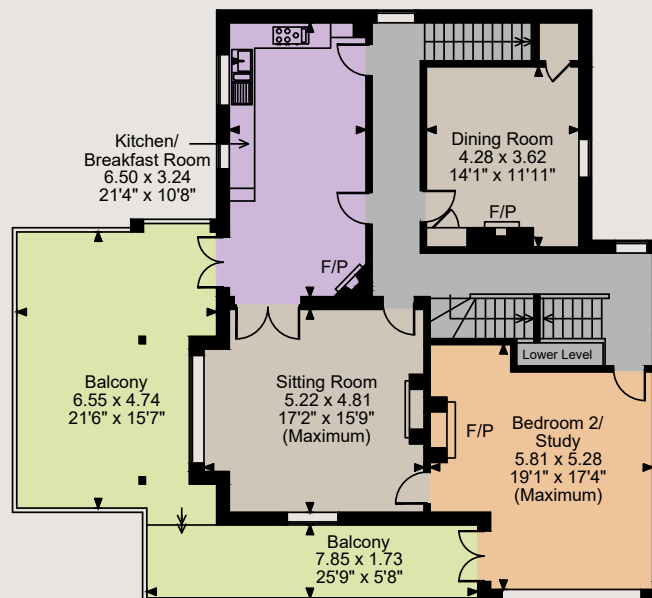








Waterfront, Kingsdown Road, Deal
 Main House internal area 4,092 sq ft (380 sq m)
 Garage internal area 875 sq ft (81 sq m)
 Greenhouse & Shed internal area 86 sq ft (8 sq m)
 Balcony external area = 466 sq ft (43 sq m)
 Total internal area 5,053 sq ft (470 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Directions

From Canterbury: Leave on the New Dover Road/A2050, continue for 2 miles and merge onto the A2. At the Whitfield roundabout, continue on the A2 for 2 miles. At the Duke of York's roundabout, take the first exit onto Deal Road/A258 and proceed for 5 miles. As you pass through Walmer, turn right into Granville Road and continue to the end of the road, then turn right into Kingsdown Road. Take a sharp left onto Hawkshill Road, where you will find the property.

General

Local Authority: Dover District Council

Services: All mains services; gas central heating

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,600,000


Canterbury

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