

20 Wellington Parade
Walmer



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A fine Edwardian home perched in a premier position on the prestigious Wellington Parade. Its sun-drenched rooms offer sweeping views of the sea, while the beach is just a stone's throw away.

Imagine waking up to the soft light of the English Channel filtering through a bay window. At 20 Wellington Parade, this is the daily reality and one that is rarely available along the Kent coastline. Occupying a premier frontline position, this expansive period home offers a coastal sanctuary of tranquillity and calmness.

From the welcoming entrance hall, the home flows into a modern kitchen overlooking the gardens and a comfortable drawing room, perfectly positioned for gazing across the endless blue of the coast. Whether you are hosting a formal dinner in the dining room or enjoying a quiet afternoon under the vaulted ceilings of the garden room, the house feels airy, open and connected to the elements.

The bedrooms are retreats of calm. The generous principal suite features a dressing room and modern en suite facilities, whilst the bay window provides an excellent vantage point from which to enjoy the sea views. A second double bedroom and family bathroom are also located on this level.

The second floor provides two further spacious double bedrooms, both benefiting from elevated coastal views, together with a modern shower room.

Beyond the walls, life slows down. Spend your mornings with a stroll on the beach - just steps away - and your evenings on the stone-flagged terrace, surrounded by the scent of mature gardens and the sound of the tide.

20 Wellington Parade isn't just a house; it's a gateway to a slower, more genteel pace of life.

2,583 sq ft (240 sq m) | Freehold
3 reception rooms | 4 bedrooms
Garden | Garage | Beachfront location

Guide price £1,595,000

Location

The property enjoys a desirable coastal setting in Walmer along the sought-after Wellington Parade, close to Walmer Castle and adjoining the popular seaside town of Deal on the Kent coast. Walmer offers everyday amenities, while Deal provides a wider range of shops, cafés, restaurants and cultural attractions, together with its award-winning pier and historic seafront. The area is well served by schools, including Sir Roger Manwood’s Grammar School, Dover Grammar Schools, Dover College and Goodwin Academy.

Walmer station (1.8 miles) provides services to Ashford International (from 42 minutes) together with regular High-Speed routes to London St Pancras from 81minutes via Dover Priory, with Deal station offering further connections. Canterbury, with its cathedral and extensive shopping and cultural facilities, is within easy reach, while the surrounding area offers coastal cliff walks, fishing, sailing and a golf course, with two further world-class golf courses in Sandwich. There is good access to Continental Europe via Eurotunnel and the Port of Dover.

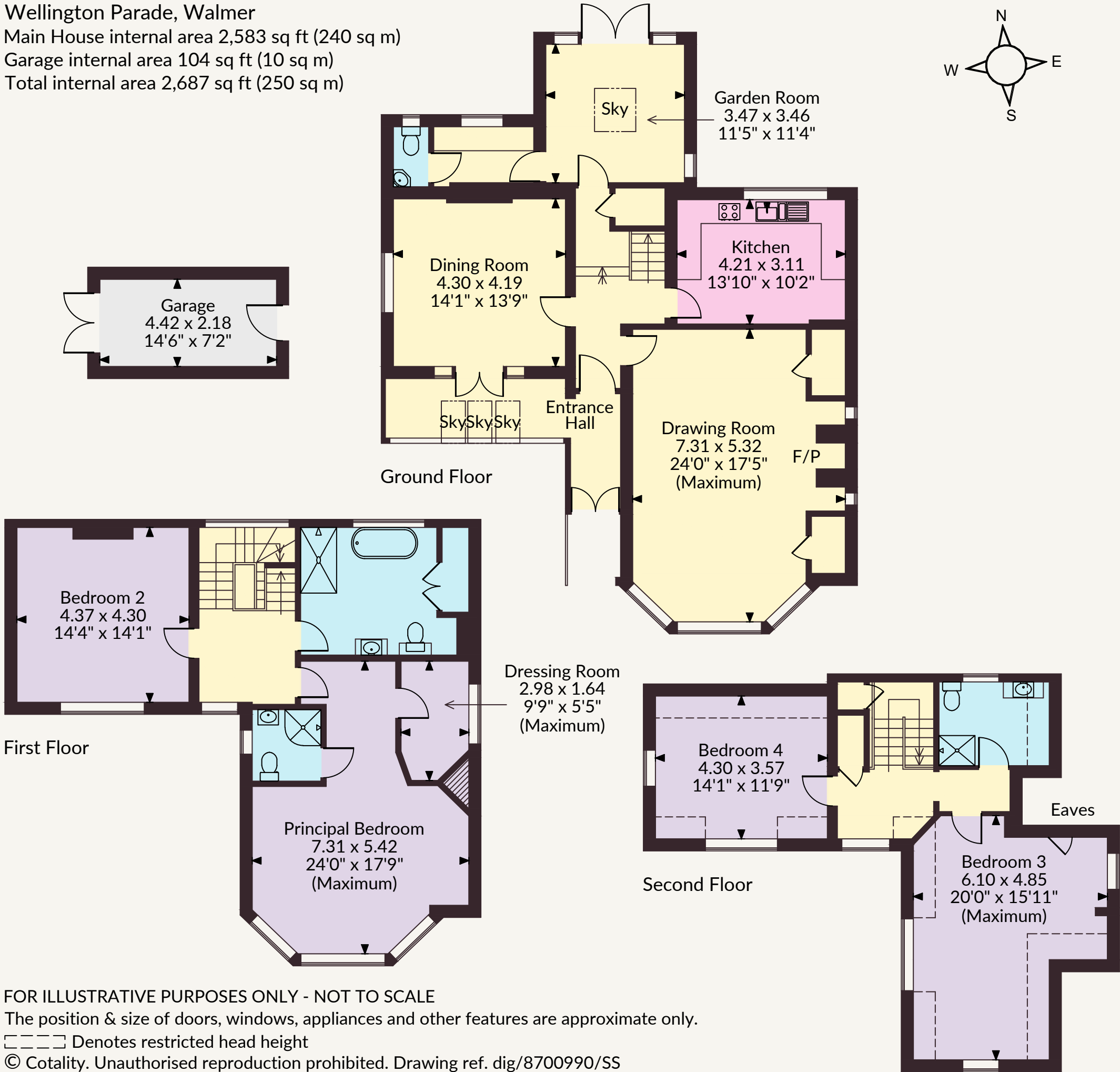
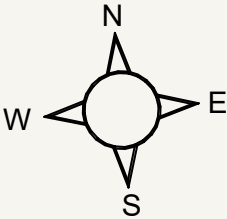
Postcode region: CT14

General

Local Authority: Dover District Council
Services: All mains services; gas heating.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Wellington Parade, Walmer
Main House internal area 2,583 sq ft (240 sq m)
Garage internal area 104 sq ft (10 sq m)
Total internal area 2,687 sq ft (250 sq m)



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The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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