

8a The Beach
Walmer, Deal, CT14 7HE
£150,000

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8a The Beach

Walmer, Deal

A one-bedroom ground floor apartment in a lovely seafront location accessed via Liverpool Road with beautiful communal gardens and no onward chain.

Situation

Number 8 forms one of several Victorian and Edwardian seaside villas which line the beach facing the seafront and built to maximise their view of the sea. Walmer seafront, with its two-mile pebble shore line, extends from Deal Castle to Walmer's southern boundary, where it is overshadowed by the White Cliffs. A well-used promenade, cycle path and green separates these properties from the steeply shelved pebble beach where a multitude of informal recreational activities are enjoyed, not least with Downs Sailing Club nearby. Deal town centre to the north has a range of specialist shops and restaurants along with a growing cafe culture, the seafront pier, Castle and historic quarter. Rail services are well catered for with a high speed link to St Pancras International from Deal and Walmer along with access to the Cathedral city of Canterbury, approximately 16 mile distance, and links to the national motorway network.

The Property

Accessed through its own private entrance, the property opens into a welcoming hallway leading to a fitted galley kitchen, complete with ample storage, generous worktop space and quarry tiled floor. Adjacent to the kitchen, the bedroom features a built-in storage cupboard for added convenience. Continuing down the hall, you'll find a spacious and accessible wet room. Opposite, the sitting room is bathed in natural light from a large window and showcases a central original fireplace, now a decorative feature. High ceilings and elegant coving enhance the sense of space and character throughout. This much loved home is gas centrally heated and is being sold with no onward chain.

Outside

Plentiful and unrestricted on-street parking is available on the surrounding roads. The property is accessed via Liverpool Road, where the apartment benefits from its own private entrance, with steps leading to the front door. The beautifully maintained communal gardens are located at the front and can be accessed through a gated entrance from The Beach along the seafront. Primarily laid to a neat lawn with abundant shrub borders, the gardens also feature a seating area perfect for enjoying the sea views.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ. **Tel: 01304 821199**

Tenure & Maintenance Charges

Share of Freehold - 225 year lease from 1986
£132 per month service charge.

Current Council Tax Band: A

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.









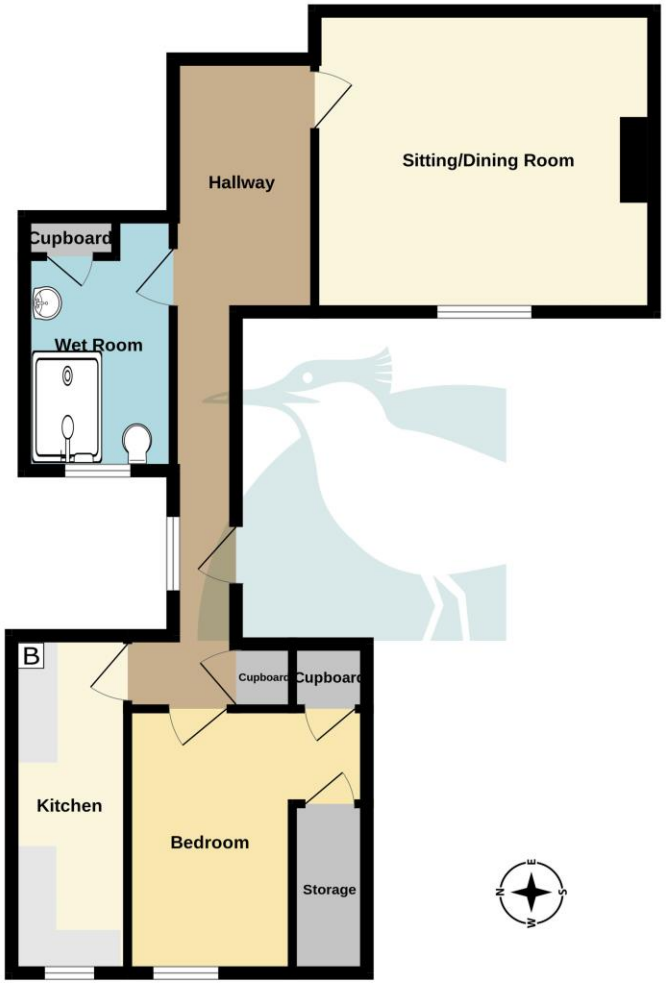






To view this property call Colebrook Sturrock on 01304 381155

Ground floor
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 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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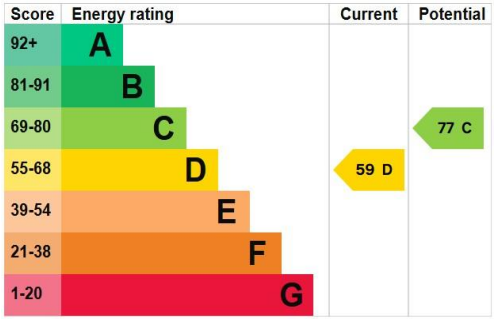
Entrance Hall

Kitchen
14' 11" x 5' 0" (4.54m x 1.52m)

Bedroom
11' 8" x 10' 5" (3.55m x 3.17m)

Wet Room
11' 3" x 6' 5" (3.43m x 1.95m)

Sitting Room
14' 9" x 13' 3" (4.49m x 4.04m)



17 The Strand, Deal, Kent, CT14 7DY
t: 01304 381155
walmer@colebrooksturrock.com

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