





**Bank House
25 The Strand
Walmer, Deal
Kent
CT14 7DX**

Town Centre and Station ½ mile
(London St Pancras 1hr 23mins)
Canterbury 19 miles
(London St Pancras 58 minutes)
A2 (for M2) 8 miles

**A stunningly refurbished house with
unimpeded views over The Strand,
bandstand and shingle shoreline**

- Extensive 'open plan' sitting and dining areas
- Study
- Courtyard Garden
- Cellar
- Superb principal bedroom
- Dressing Room (potential third bedroom)
- Wetroom; 'Spa' Bathroom
- Second Bedroom with ensuite Shower Room
- Gas Central Heating
- Double Garage; Storage
- Potential Roof Terrace (stpp)

Viewing by appointment only
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office@skyhunter.co.uk
www.skyhunter.co.uk

Property Ref: SP1449 – 03.20

Situation

The picturesque seaside town of Deal has a rich history as one of the original Cinque Ports and a major port or landing stage for ships in the 16th to 19th Centuries.

From the seafront and Victorian pier there are superb, panoramic views over the Channel and the Goodwin Sands in the distance at low tide with the coastline of France clearly visible in good weather. The town, together with Sandwich, 4 miles and Dover 7 miles, collectively provides extensive educational, recreational, shopping and cultural amenities.

The Cathedral City of Canterbury lies some 19 miles to the west and the property is also well placed for access onto the improved A258, providing a straightforward road journey to the A2, opening up the journey westwards and linking up with the national motorway network.

Sandwich, Deal and Dover Priory all benefit from the Javelin High Speed train services to London, which have reduced the journey time to just over an hour. For cross-Channel services, the port of Dover, the Eurotunnel Terminal at Cheriton and Ashford International for Eurostar are all within easy reach.

The area is well known for its famous golf courses, which include Royal Cinque Ports at Deal, and Royal St George's and Princes at Sandwich.

Other sporting and recreational pursuits include walks along the extensive local coastal footpaths and bridleways, hockey at Polo Farm, first class cricket at Canterbury and sailing along the coast.

Description

With an exterior appearance that belies the extensive interior, 25 The Strand comprises a delightful, mid terraced unlisted house, probably of 18th century origins,

occupying a glorious situation almost opposite the bandstand with direct views over the green sward that comprises the Strand, to the sea beyond.

Comprehensively refurbished to an immaculate standard, whilst retaining much of the character of the period, this fine property provides luxurious accommodation, predominantly on two floors. The property is double-glazed, has shuttered windows to part and benefits from a new roof, electrical and plumbing systems.

On the ground floor there is a superb 'double' reception room with sitting and dining areas, the former with an open fireplace. Beyond is a study and a glazed, enclosed courtyard garden, which leads onto a superb fitted kitchen with access through to a double garage with storage area, accessed from York Road.

On the first floor there is an excellent double bedroom spanning the front of the house, with wonderful shoreline views, built in wardrobes and cupboard with wine fridge, an excellent dressing room (or potential third bedroom) together with a beautifully equipped 'wet' room. In addition there is a bathroom with fitted spa bath.

From the kitchen a spiral staircase ascends to a further double bedroom and en suite shower room.

There is potential for a large roof terrace, subject to obtaining any relevant consents.

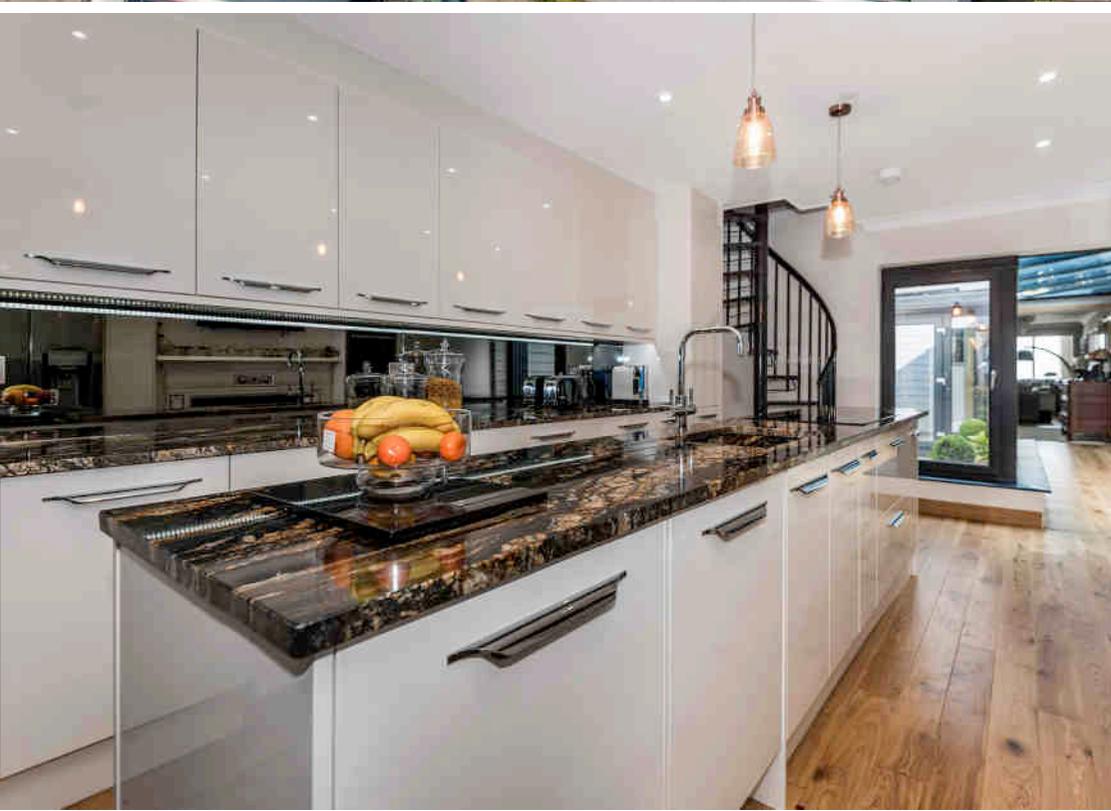
General Information

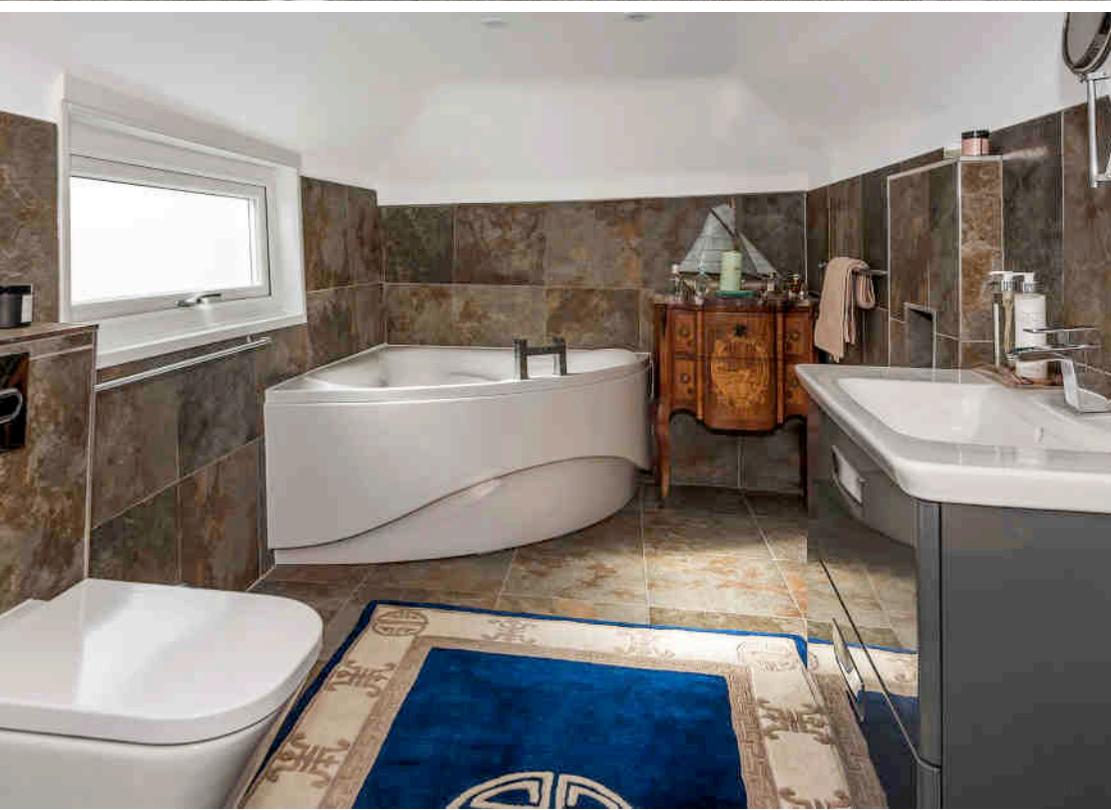
Services: Mains electricity, gas, water and drainage. Gas central heating.

Local Authority: Dover District Council, Council Offices, White Cliffs Business Park, Dover, Kent CT16 3PJ

Council Tax Band A with £1255.66 payable for 2020/21









The Strand, Walmer, CT14 7DX
 Approximate Gross Internal Area (Including Garage / Excluding Courtyard)
 329 sq m / 3485 sq ft



Illustration for identification purposes only. Measurements are approximate. Not to scale. floorplans.lakeland.com © (JDE35917)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	68
(22-38) F			
(1-21) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions:			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	69
(22-38) F			
(1-21) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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