



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£865,000**

**Freehold**

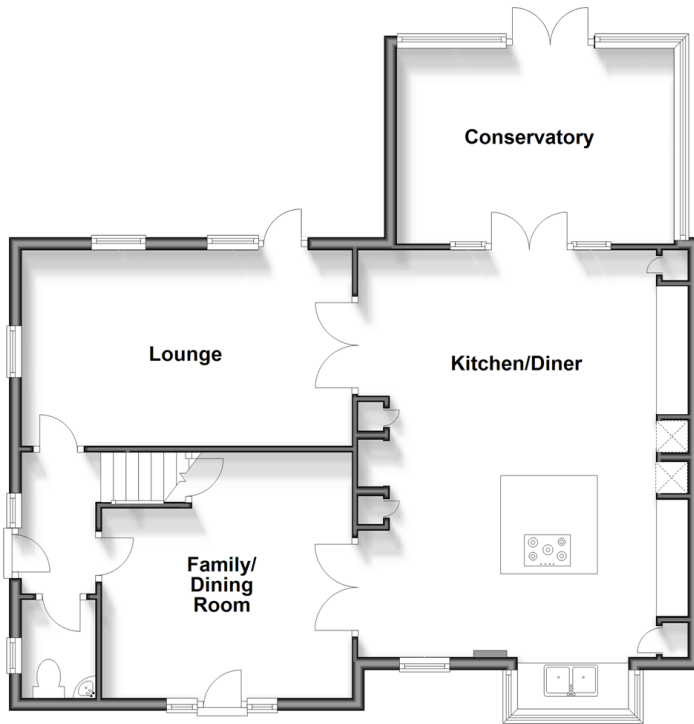
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**Kingsdown Road,  
Walmer, CT14**

*Wards*  
Helping you move forwards

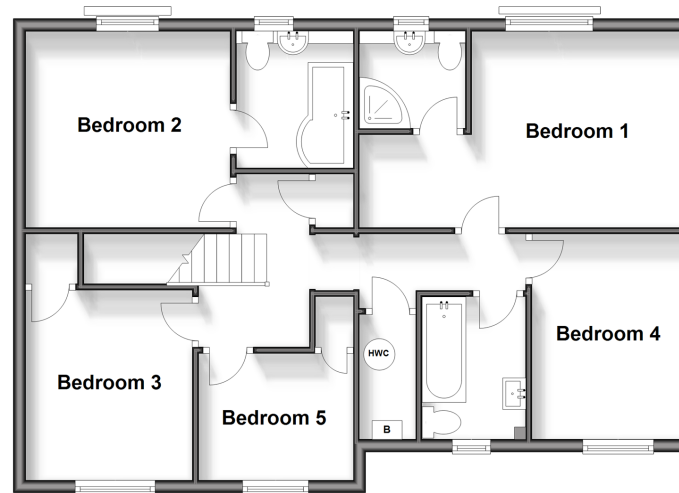
### Ground Floor

Approx. 87.7 sq. metres (943.7 sq. feet)



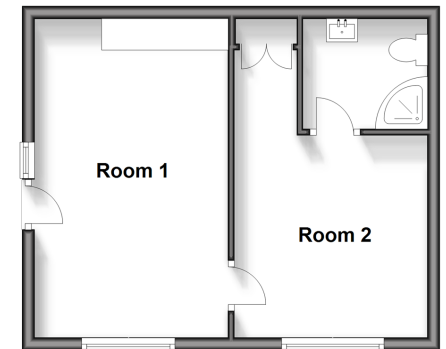
### First Floor

Approx. 72.1 sq. metres (776.1 sq. feet)



### Outbuilding

Approx. 31.9 sq. metres (343.6 sq. feet)



## Accommodation

### GROUND FLOOR

Family/Dining Room : 12'11 x 12'10 (3.94m x 3.91m)

Cloakroom

Lounge : 17'2 x 11'2 (5.24m x 3.41m)

Kitchen/Diner : 21'3 x 17'3 (6.48m x 5.26m)

Conservatory : 15'4 x 10'7 (4.68m x 3.23m)

### FIRST FLOOR

Landing

Bedroom 2: 10'8 x 10'4 (3.25m x 3.15m)

En-suite bathroom

Bedroom 1: 17'4 x 10'11 (5.29m x 3.33m)

En-suite Shower

Bedroom 4: 10'11 x 8'4 (3.33m x 2.54m)

Bathroom

Bedroom 5: 8'2 x 6'7 (2.49m x 2.01m)

Bedroom 3: 9'10 x 8'4 (3.00m x 2.54m)

### OUTBUILDING

Room 1: 16'10 x 10'1 (5.13m x 3.08m)

Room 2: 14'9 x 10'6 (4.50m x 3.20m)

Shower Room

### OUTSIDE

Juliet Balcony 1

Juliet Balcony 2

Driveway

Front and Rear Garden





## Main features

- Substantial detached family house with separate 1 bedroom annex
- Spacious rear garden, large shed with electric
- Driveway for up to 6 vehicles
- Two bedrooms with en-suite facilities and Juliet balconies with sea views
- The beach is only yards away and Deal, Walmer and Kingsdown are all walkable along the seafront



## Nearest Schools

Primary Schools: Kingsdown and Ringwould CofE Primary 0.5 miles, The Downs C of E Primary 1.1 miles, Deal Parochial C of E Primary 1.3 miles

Secondary Schools: Goodwin Academy 0.9 miles,

## Transport Information

Train Stations: Walmer 1.0 miles, Deal 2.0 miles, Martin Mill 2.7 miles

## Address

Kingsdown Road, Walmer, CT14

## Directions

For directions to this property please contact us.







Call Deal Branch 01304 361420 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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