



49 York Road, Walmer

Guide Price £350,000

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## 49 York Road, Walmer

The subject of a comprehensive refurbishment some 7 years ago, this quality just 17-year-old end of terrace home sits proudly in a conservation area just off the Strand in Walmer, a moments distance from the beach. A majority of the neighbouring properties are period homes, but this modern property, due to its traditional look and build, blends in perfectly within its historic surroundings.

The well laid out home provides generous accommodation spanning over two floors. **The ground floor** has a hall with staircase leading to the first floor and a door into the generous size lounge/dining room that flows the whole length of the home. There are French doors leading to the small courtyard and a door to the kitchen at the back. A large family kitchen is cleverly designed with wooden work tops, built in appliances including a dishwasher and plenty of wall and base units. There is a breakfast bar for maximum comfort. Off the kitchen is a handy cloakroom/WC.

**The first floor** has a landing area with doors into the quality 3-piece shower room and the two double bedrooms. The master being at the front boasting a double aspect window allowing an abundance of light penetration and built in wardrobes.

**Outside:** There is a small private courtyard garden

Would surely suit a variety of purchasers for a possible holiday retreat, an Airbnb or a dwelling to escape the fast pace of life!

**Location:** Situated at the end of a sought-after York Road, within striking distance of Walmer Green, the Memorial Bandstand and pebble beaches. The adjacent seaside town of Deal has an excellent range of independent shops, weekly markets, two Castles, wonderful architecture and a quarter mile long pier affording views of the historic seafront







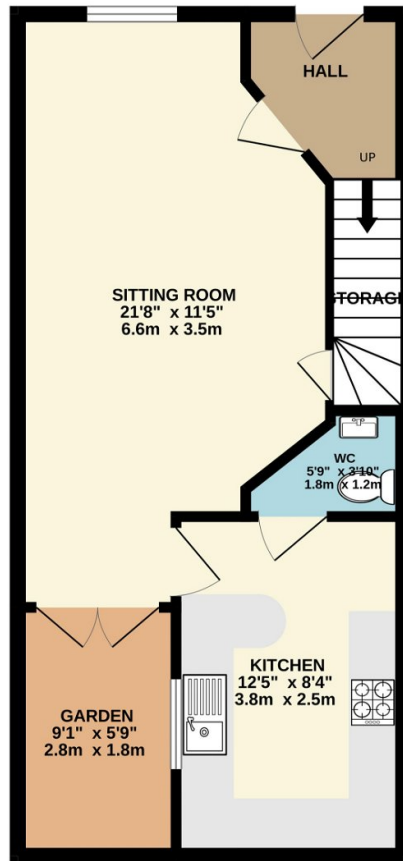




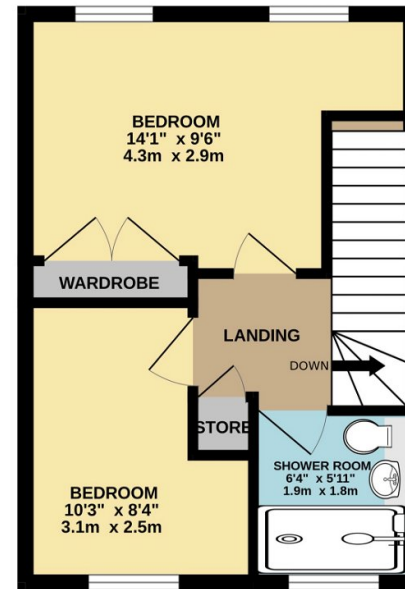




GROUND FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.4 sq.m.) approx.



TWO BEDROOM END OF TERRACED HOUSE

TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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