

"...close to **Walmer seafront.**"



BRIGHT
& Bright

PEOPLE & PROPERTY

8
Trafalgar
Drive



INDEPENDENT
Valuers, Letting & Estate
Agents

Established 100 years



BRIGHT
& Bright

PEOPLE & PROPERTY

Distances

- Sandwich 6 miles
- Dover 9 miles
- Canterbury 30 minutes
- London 82 minutes
(By HST from Deal)
- Channel Tunnel 30 minutes

Times & distances are approximate.

Summary

- Entrance Hall
- Cloakroom
- Living/Dining Room
- Kitchen
- Principal Bedroom Suite
- Bedroom Ensuite
- 2 further Bedrooms
- Family Bathroom
- Sunny Enclosed Garden
- Car Port/Parking for 2 cars

8 Trafalgar Drive Walmer, Deal, Kent CT14 7FL

8 Trafalgar Drive is a modern townhouse style property, situated within the popular and convenient development just off Canada Road close to Walmer seafront and all local amenities.





The property offers versatile accommodation over 3 floors and is attractively decorated and well presented throughout. Features including recessed spotlighting, hardwood floors and cast iron radiators and a sunny, fully enclosed garden to the rear.

Deal, with its largely unspoilt seafront, enjoys good High Street shopping with a number of major retailers complemented by an excellent selection of local shops and trades. In January 2014 the town won The Daily Telegraph Award for High Street of the Year. In March 2018, 2020 and again 2021 it was mentioned in the Sunday Times as one of the "Best Places to Live" in the UK. The railway station offers frequent London services - including high-speed services to St Pancras - and good access exists to the Channel Ports, Canterbury, the Channel Tunnel Terminal and the motorway network.



A full range of private and state educational facilities can be found locally and the general area is renowned for its sporting, leisure and recreational opportunities with golf courses of national and international status and excellent bathing, fishing, boating and sailing along the varied coastline.

Accommodation consisting of:

GROUND FLOOR

Front door opens to **Entrance Hall**. Downstairs **Cloakroom** Close coupled low level w.c., wash handbasin set in vanity unit, chrome ladder towel rail, tiled floor. Door through to **Dining/Living Room** Understairs cupboard, wide opening to **Kitchen** Well fitted with full width return worktop incorporating sink with glass drainer and mixer tap, 5-ring Bosch gas hob and extractor hood over

and a range of drawer and cupboards under incorporating integrated washing machine and integrated Bosch dishwasher, matching wall units over. Further cupboard housing wall mounted gas fired Gloworm boiler running a fully pressurized system, range of full height cupboards incorporating double high level Bosch ovens with further cupboards over and under and integrated Bosch fridge/freezer.

Stairs lead from the Hall to:

FIRST FLOOR

Landing Cupboard housing large hot water cylinder (*pressurised system*). **Principal Bedroom Suite** comprising: **Dressing Area** With built-in wardrobe, steps leading up to **Bedroom 1** With further built-in wardrobe and access to Loft via hatch / ladder. Loft storage area is boarded out and has lighting. Door through to **En-Suite Shower**



Room Tiled floor, fully tiled large shower enclosure, wash hand basin set in 2 drawer vanity unit and close coupled w.c., chrome ladder towel rail. **Bedroom 2 (front)** Double, built-in wardrobes. **Bedroom 3/Study (rear)** Built-in double wardrobe. **Family Bathroom** Tiled floor, tiled wall, panelled bath with mixer tap and shower fitment over, close coupled w.c., wash handbasin and chrome ladder towel rail.

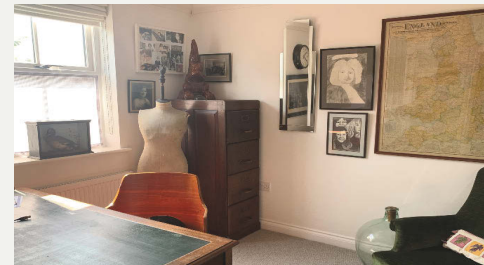
A further staircase leads to:

SECOND FLOOR

Bedroom 4 large with dual aspect and a range of built-in wardrobes and storage cupboards in the eaves. **En-Suite Shower Room** Tiled floor, fully tiled shower enclosure, close coupled w.c., wash handbasin and Velux window

OUTSIDE

From the **Sitting Room** 4 section bi-fold doors lead out to the **Garden** attractively paved with Indian sandstone bordered with shrub/flowerbeds with attractive brick retention and a range of pots. Outside water supply, weatherproof electric socket and outside light switch. 2 windowed wooden Shed with fused electric supply, lighting and plug socket. There is side gated access to the **Car Port** with movement sensed overhead lighting providing off road **Parking** for 2 good size cars.







**BRIGHT
& Bright**

PEOPLE & PROPERTY

**GENERAL
INFORMATION**

Tenure: Freehold

Services: All mains services connected

Local Authority:

Dover District Council
Telephone 01304 821199.
email: customerservices@dover.gov.uk

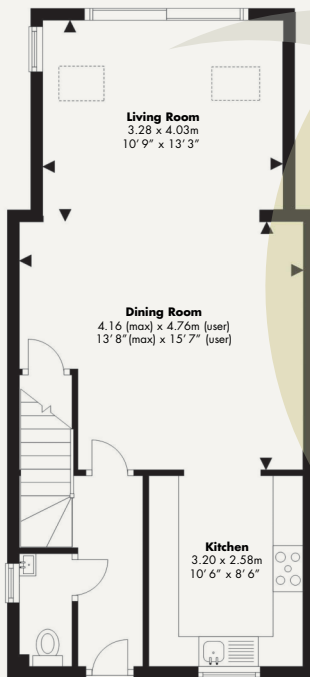
Council Tax: Band D
£1,973.00 per annum
2021/22

Maps & Plans: All maps and plans are for identification purposes only and their accuracy cannot be guaranteed. Any Ordnance extract included in this brochure is reproduced with the sanction of HM Government under Licence No. 100053055

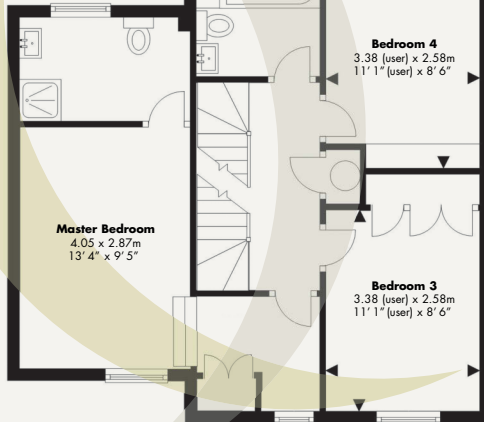
Total Area (As per EPC)
Approx. 137.7 sq. metres (1482 sq. feet)

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G		
1-34			

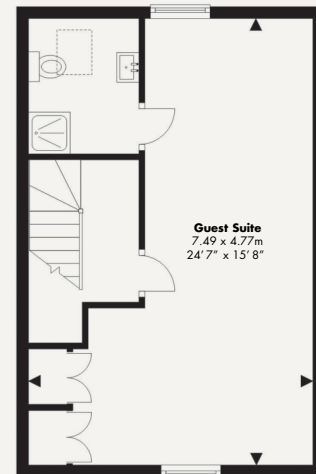
EU Directive 2002/91/EC



Ground Floor



First Floor



Second Floor

EPC

Important Notice: Bright & Bright, their clients and any joint agents advise that: **1:** These particulars are for guidance only and although intended to give a fair description of the property any measurements, dimensions, distances, orientations or other statements should not be relied upon as fact. **2:** Appliances, services, central heating and any other equipment mentioned have not been tested and purchasers must satisfy themselves through their own enquiries or investigations. **3:** Bright & Bright and their staff are not authorised to make or give any representations or warranties in relation to the property either on their own behalf or on behalf of their client or otherwise. **4:** Purchasers should satisfy themselves that the property has all necessary planning consents, building regulation approval or any other necessary consents. **5:** These particulars do not constitute part of any offer or contract.

Viewing **STRICTLY BY PRIOR APPOINTMENT WITH BRIGHT & BRIGHT ESTATE AGENTS**
29 Victoria Road . Deal . Kent CT14 7AS . t: 01304 374071 . e: sales@brightandbright.co.uk



A member of OnTheMarket.com