"...overlooking the tennis courts and croquet lawns with sideways views towards the sea"
28 Archery Square Walmer, Deal, Kent CT14 7HP
A delightful semi-detached home situated in a sought after location overlooking the tennis courts and croquet lawns with sideways views towards the sea.

28 Archery Square is an attractive residence situated in the Conservation Area, on the north side of Archery Square with an attractive southerly aspect overlooking Walmer Tennis and Croquet Club only a few hundred yards from the beach and with sideways views towards the sea. The house is within walking distance of local shops and amenities. The property offers some scope for modernisation and improvement with features including moulded cornices, dado rails, secondary double glazing and well proportioned rooms.

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 it was mentioned in the Sunday Times as one of the top 100 towns to live in in the UK (and in position 3 in the southeast).

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
A part glazed front door opens to a fully enclosed Entrance Porch with a further door with an attractive fanlight over opening to the Entrance Hall Living/Dining Room (formerly two rooms) Double aspect (north and south) with bay window and including french doors opening to Garden. Open fireplace with marble surround, marble hearth and fitted bookshelves to one side. Breakfast Room Built-in storage cupboard and built-in cloaks cupboard, tiled recess (former fireplace). A trap door gives access to a Cellar. Kitchen Double aspect (east and west). Single drainer sink unit set in worktop with drawers, cupboards and plumbing for washing machine under. Further worktop with cupboards under and range of wall cupboards over. Wall mounted gas fired boiler. A door leads to a Conservatory with french doors giving access to a side entrance and further pair of french doors opening to the Garden. Tiled floor. Cloakroom Low level w.c. and wash handbasin.

A staircase leads from the Entrance Hall to:
FIRST FLOOR
Landing Fitted bookshelves and access to Loft Bedroom 1 (front) Bay window overlooking the tennis courts and with sideways view to sea. Built-in wardrobe cupboard. Shower Room Tiled shower corner cubicle, wash basin set in vanity unit, low level w.c. and bidet. Part glazed door opening on to Balcony overlooking the tennis courts and with a sideways view to the sea. Bedroom 2 Built-in wardrobe cupboard. Bedroom 3 Built-in wardrobe cupboard. Bathroom 2

Distances
- Deal town centre 1 mile
- Sandwich 6 miles
- Dover 8 miles
- Canterbury 30 minutes
- London 82 minutes (HST from Deal)
- Channel Tunnel 30 minutes

Times & distances are approximate.

Summary
- Living/Dining Room
- Breakfast Room
- Kitchen
- Conservatory
- Cloakroom
- Cellar
- 3 Bedrooms
- Bathroom & Shower Room
- Fully enclosed Courtyard Garden
- Garage

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Panelled bath with mixer taps and shower fitment, pedestal wash basin, walk-in wardrobe cupboard, walk-in airing cupboard with pre-lagged hot water cylinder and fitted immersion heater. Separate W.C. Low level suite.

OUTSIDE
To the front of the house there is an attractive Garden mainly laid with paving with plant and flowerbeds, including a variety of trees and shrubs including wisteria, roses and an olive tree. The front gate opens to the front porch. To the rear of the house the French doors from the Living Room open to an attractive Courtyard with climbing plants and shrubs including roses and hydrangea and a wrought iron gate opens to a further fully enclosed Courtyard which is mainly walled with a raised plant bed and further climbing plants and shrubs including hydrangea, roses, climbing hydrangea and clematis. Pedestrian rear access to King Street and side access to Archery Square. There is also access from King Street to a detached single Garage 4.86m x 2.71m (16’ x 8’9”) with up-and-over door and personal door to Garden. Outside water supply.
**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 E £2,202.58 per annum 2019/20

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**Ground Floor**

- **Living/Dining Room:** 3.84 x 4.26m (12'7" x 14'0")
- **Breakfast Room:** 4.10 x 3.80m (13'5" x 12'6")

**First Floor**

- **Bedroom 1:** 3.81 x 4.93m (12'6" x 16'2")
- **Bedroom 2:** 3.83 x 4.26m (12'1" x 14'0")
- **Bedroom 3:** 3.63 x 2.25m (11'11" x 7'5"
- **Kitchen:** 2.94 x 3.80m (9'8" x 12'6")
- **Conservatory:** 3.48 x 4.15m (11'5" x 13'7")

**Total Area**

Approx. 168.6 sq. metres (1814.8 sq. feet)

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**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.
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