



## 6 WILLINGDON PLACE

“... just a few hundred yards from the beach”



6 Willingdon Place, Walmer CT14 7LT

**GUIDE PRICE: £585,000**

## **A MODERN CHALET HOUSE SITUATED IN A QUIET CUL-DE-SAC JUST A FEW HUNDRED YARDS FROM THE BEACH.**

- Cloakroom
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Conservatory
- 3 Bedrooms
- Bathroom
- Fully enclosed Garden
- Garage and off-road Parking

6 Willingdon Place is a detached chalet house located in a sought after area of Walmer within walking distance of local shops, amenities, the station and beach and just over 1 mile from Deal town centre. The house offers well appointed, light and airy accommodation on 2 floors with many of the rooms having a double or triple aspect.

Deal, with its largely unspoilt seafront, enjoys good High Street shopping complemented by an excellent selection of local shops and trades. In 2020 the Sunday Times listed Deal in the top 3 places to live in the Southeast. Deal has frequent high-speed services to St Pancras and good access to the Channel Ports & Tunnel Terminal, Canterbury and the motorway network. A full range of private & state educational facilities can be found locally and the area is renowned for its sporting and recreational opportunities.







## GROUND FLOOR

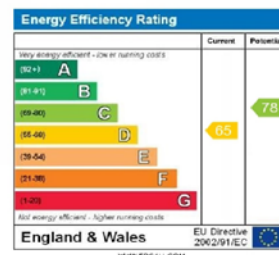
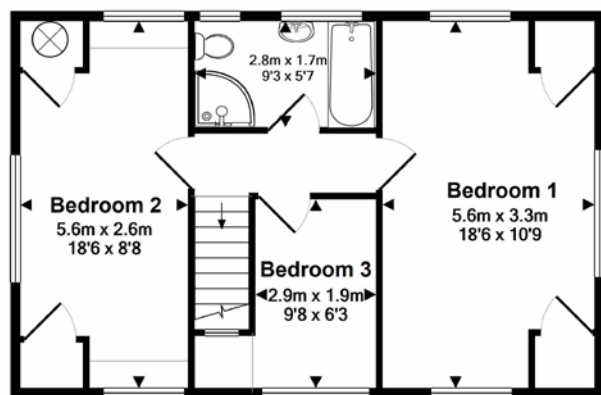
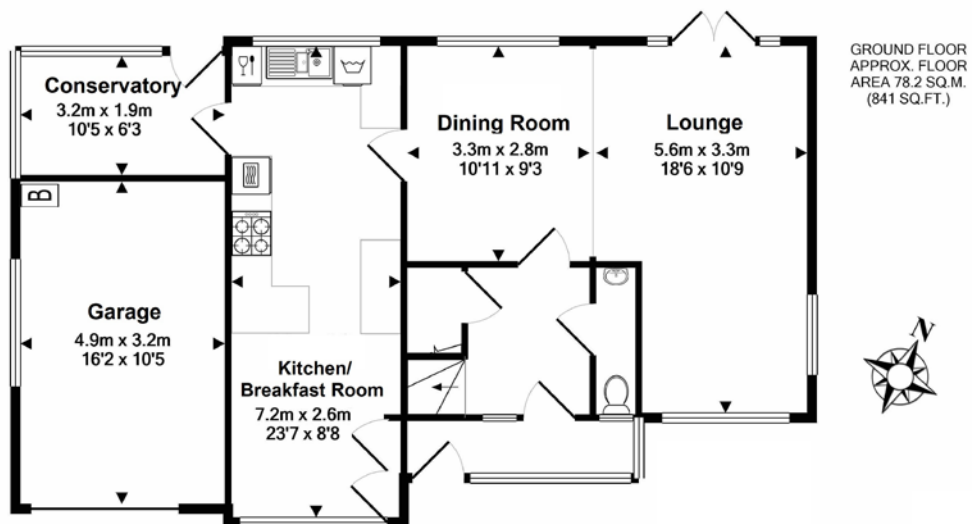
A glazed front door opens to a fully enclosed **Entrance Porch** with a further door opening to the **Entrance Hall** Built in cupboard under stairs. **Cloakroom** Close coupled w.c. and wash hand basin. **Lounge** Triple aspect (southeast, northeast and northwest) including french doors opening to garden. Minster style fire surround with fitted wood burning stove and slate hearth. Open plan to **Dining Room** overlook rear garden. **Kitchen/Breakfast Room** Double aspect (southeast and northwest) Fitted in matching Shaker style units comprising;- stainless steel one and a half bowl single drainer sink set in full width L-shaped worktop with cupboards and plumbed in dishwasher and washing machine under and wall cupboards over. Further L-shaped worktop with drawers and cupboards under and incorporating a 4-burner gas hob with extractor hood and wall cupboards over. Built-in high level electric double oven unit to the side with cupboards under and over. 3rd worktop with drawers under and wall cupboards over. Two further built in storage cupboards. A glazed door opens to the **Conservatory** Tiled floor. Glazed door to garden.

Staircase leads from the Entrance Hall to:

## FIRST FLOOR

**Landing** Access to **Loft**. **Bedroom 1** Triple aspect (southeast, northeast and northwest) Airing cupboard with pre-lagged hot water cylinder and fitted immersion heater. Further built in storage cupboard. **Bedroom 2** Triple aspect (southeast, southwest and northwest). 2 built in storage cupboards with integrated built in chests of drawers to the side. **Bedroom 3** Shelved recess. **Bathroom** Fully tiled walls, panelled bath, corner shower unit, wash basin set in vanity unit with drawers and cupboard under, close coupled wc, chrome ladder towel rail.





TOTAL APPROX. FLOOR AREA 127.3 SQ.M. (1370 SQ.FT.)  
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**OUTSIDE**

Access In front leads to hard standing for 2 cars and gives access to an attached single **Garage** with remote controlled up-and-over door, power connected and housing wall mounted gas fired boiler.

To the side and rear of the house there is a most attractive, fully enclosed **Garden** which features a full width paved patio area running along the north western elevation of the house, with brick and flint insets and bordered by flowerbeds stocked with a variety of ornamental shrubs and climbing plants. Brick built barbeque. On the north eastern end of the garden there is a lawn bounded by further flower beds with shrubs and plants, an ornamental pond and a small timber built garden shed. Outside lighting. Outside water supply.

**GENERAL INFORMATION**

**Tenure:** Freehold

**Services:** All mains services connected. Gas central heating

**Local Authority:** Dover District Council  
Telephone 01304 821199. e-mail: customerservices@dover.gov.uk

**Council Tax:** BAND E - £2,291.17 per annum 2020/21

**Viewing:** Strictly by appointment with the agents.

**Property Ref:** F8145

**Important Notice**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.