



Jenkinson realestates

Sandown Road

Deal

Asking Price £499,995

Freehold

Energy Performance Rating = E

Period Terrace Home
Impressive Rear Gardens

Offering Two Bedrooms
Sun Room

Tandem Garage To Rear
Quirky Accommodation

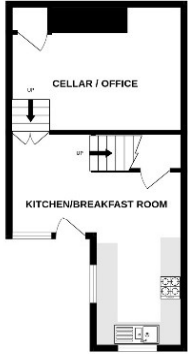
Jenkinson Estates are pleased to bring to the market this charming cottage, situated in the ever-popular location of Sandown Road, Deal. Located just one road back from Deal seafront and promenade, this would certainly make a good family home or ideal purchase for someone looking to escape to the coast. The property is accessed via a lobby and opens into a sitting room that leads to a dining room. From here there are split levels, up to the family shower room and down to a kitchen / breakfast room. The first floor offers two bedrooms, both having the benefit of fitted wardrobes. The rear bedroom has the benefit of a separate W.C. that has been tastefully hidden behind wardrobe doors. The accommodation is completed with a lower ground floor area that is currently being used as a study and is accessed from the breakfast room. Externally the property boasts an impressive garden that is currently split into two, divided by a garden room. The property is completed with a tandem garage that is over 31ft in length. A charming home situated in a sought after location just yards from the seafront and beach. The fashionable high street and the famous Conservation are in and around Middle Street are all within a short walk. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



Council Tax Band C



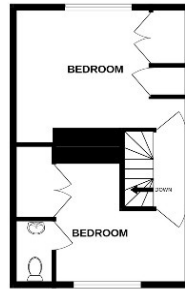
LOWER GROUND FLOOR



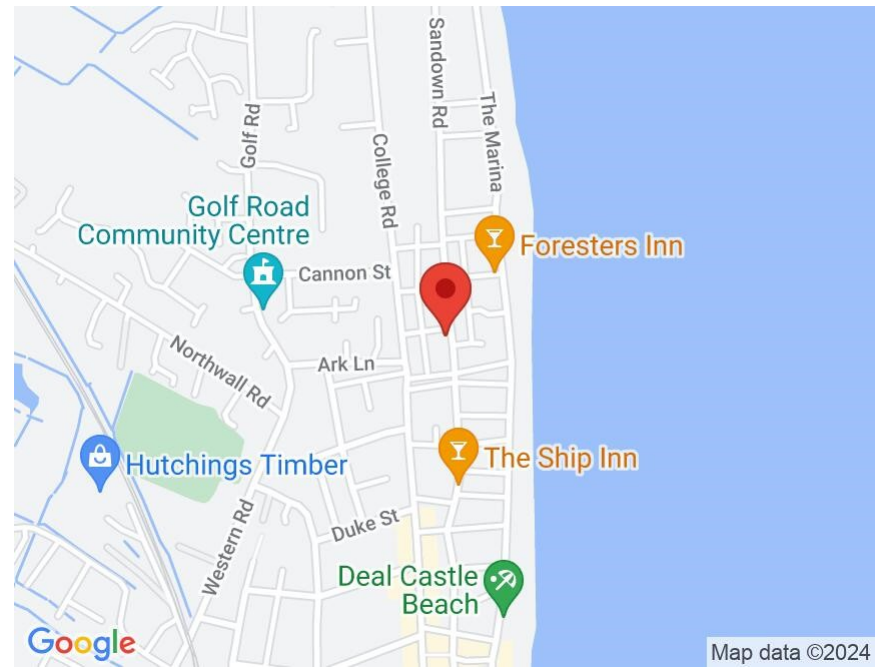
GROUND FLOOR



1ST FLOOR



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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Accommodation

Entrance Via;

Lobby

Sitting Room

12'11" x 11'0" (3.94m x 3.35m)

Dining Room

12'10" x 9'11" (3.91m x 3.02m)

Split Level - Up

Shower Room

14'0" x 6'1" (4.27m x 1.85m)

Split Level - Down

Kitchen

17'1" x 6'11" (5.21m x 2.11m)

Breakfast Room

8'0" x 5'1" (2.44m x 1.55m)

Lower Ground Floor

Study / Cellar

11'10" x 9'1" (3.61m x 2.77m)

First Floor

Bedroom One

12'10" x 11'1" (3.91m x 3.38m)

Bedroom Two

10'10" x 9'1" (3.30m x 2.77m)

Separate W.C

5'0" x 3'0" (1.52m x 0.91m)

Rear Garden

Garden Room

11'1" x 11'0" (3.38m x 3.35m)

Tandem Garage

Jenkinson Estates

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

