



Jenkinson realestates

Godwyn Road

Deal

Asking Price £359,950

Share of Freehold

Energy Performance Rating = D

Stunning First Floor Apartment
Close to Seafront

Offering Two / Three Bedrooms
Private Patio Area

Versatile Accommodation
Must Be Seen

Jenkinson Estates are pleased to bring to the market this beautifully presented first floor apartment situated in the ever popular location of Godwyn Road, Deal. Set within close proximity to the seafront, local amenities and popular golf courses, this property really must be viewed and offers a wealth of period features and has been tastefully presented by the current owner. The private entrance is accessed via an external staircase and leads to an entrance hallway, which is split level and leads to the sitting room, kitchen, family bathroom, a separate W.C. and the bedrooms. Currently the property is presented with two bedrooms and an additional reception room, however this could be used as a third bedroom. The property is completed with an upper level, which offers a study and ample storage in the form of a walk-in loft. Externally the property has a patio area, with a shed for storage. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.

Council Tax Band B

Vendor advises, as of 12/24;

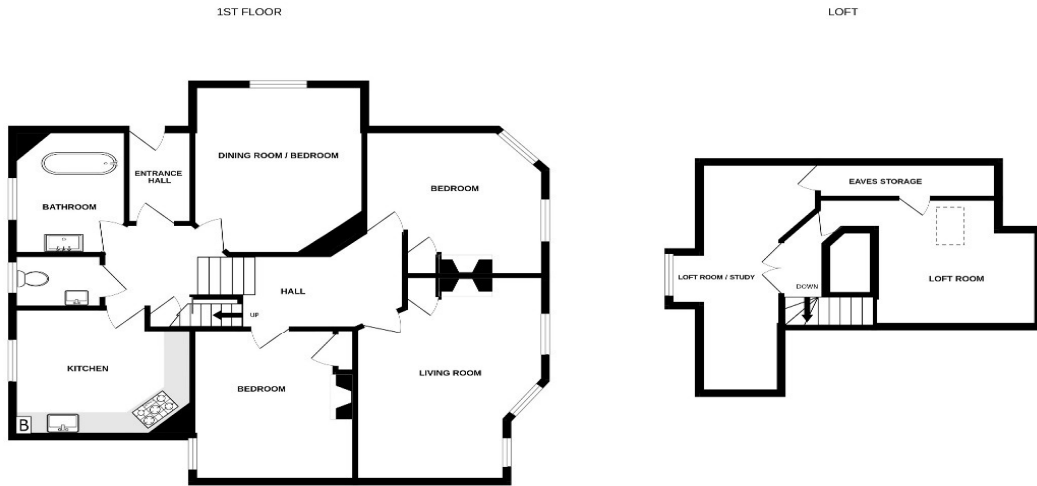
1/2 Director of Freehold Company

Lease 999 Years from 2022

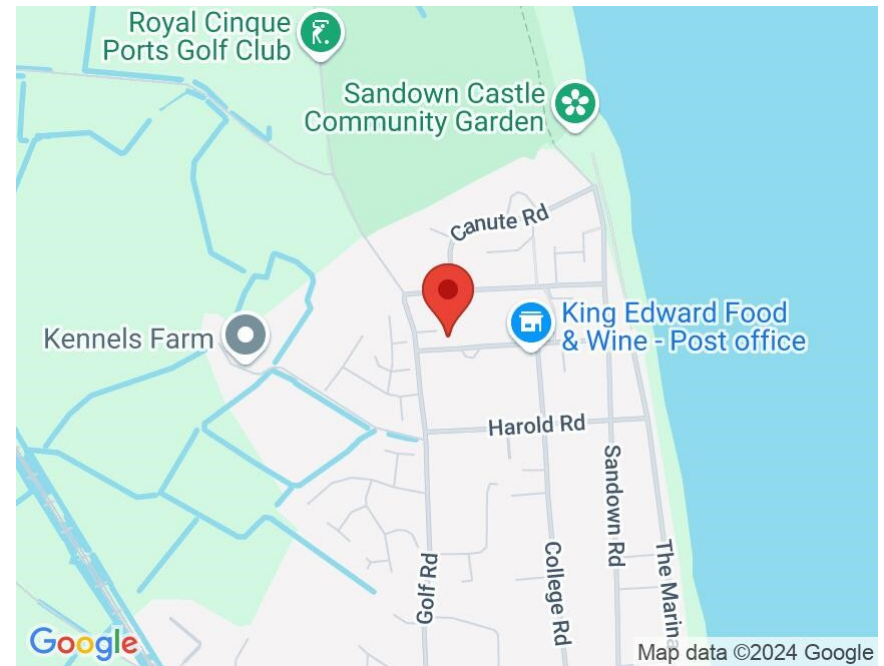
£100pcm - Maintenance







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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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.

Accommodation

External Staircase

First Floor

Entrance Hall

Hall

Living Room

16'12" x 14'11" (5.17m x 4.55m)

Dining Room / Bedroom

14'4" x 11'10" (4.37m x 3.61m)

Kitchen

12'2" x 11'4" (3.71m x 3.45m)

Bathroom

9'11" x 6'6" (3.02m x 1.98m)

Separate W.C.

Bedroom

14'9" x 12'1" (4.50m x 3.68m)

Bedroom

12'9" x 11'11" (3.89m x 3.63m)

Stairs to Loft Level

Loft Room / Study

19'8" x 8'1" (5.99m x 2.46m)

Loft Room

Patio Area

