



Jenkinson realestates

The Strand | Walmer
Deal
Asking Price £750,000

Freehold

Energy Performance Rating = C

Sought After Location

Offering Sea Views

Versatile Accommodation

Parking to the Rear

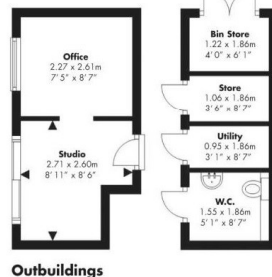
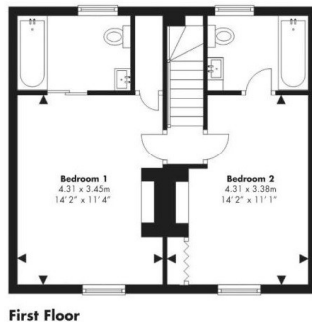
Offering Three Bedrooms

Spacious Accommodation

Jenkinson Estates are delighted to offer this quirky, unusual three double bedrooms, three bathroom home that is full of surprises and would make a great family home. The property is located on the Strand, complete with an array of shops and restaurants. Also located within a short walk of the Walmer Green, the Paddling Pool and the Beach. Currently the layout is being utilised as a two bedroom, two en-suite holiday let with sea views and an fully independent owner's one bedroom annexe, each with its own sizeable courtyard garden. This property has two front doors, two rear access doors, a two room independent purpose built studio with heat, light and water (subject to planning, this could have many uses, for example, a dog grooming parlour, hairdressers or nail bar) and four outside storage areas consisting of a guest cloakroom, utility room, wine store and bin store. Subject to planning the annexe can easily be re-instated as a viable business area, which still carries a full alcohol license. Alternatively, this property is suitable for a family requiring separate accommodation for an elderly relative or can continue in its current use providing an attractive income for anyone wishing to retire to the area and supplement their income. It is rare to find a property with so many attributes, beautifully renovated and ready to move into. All viewings are strictly by appointment through Jenkinson Estates.







Total Area (As per EPC)
Approx. 118.8 sq. metres (1279.0 sq. feet)

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 misstatement. 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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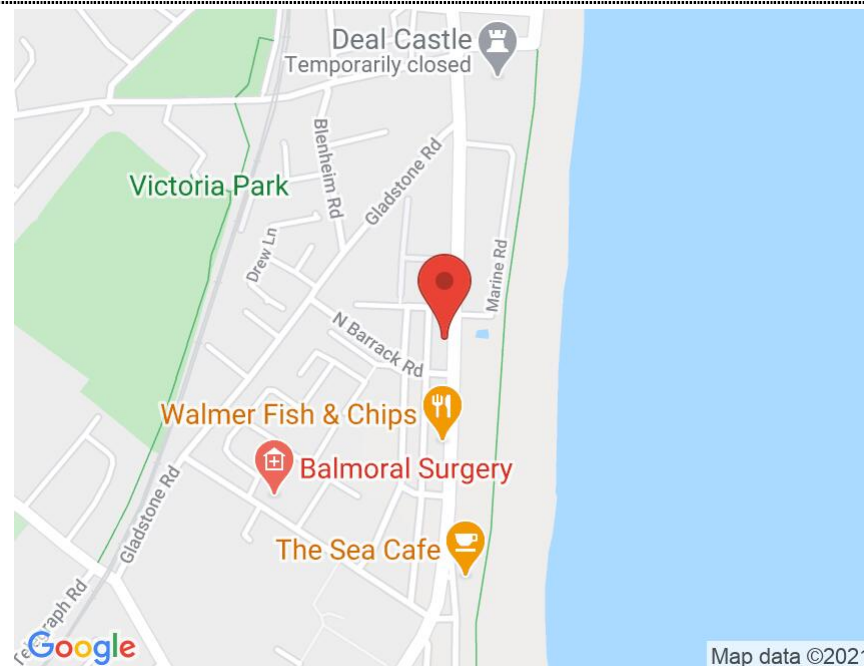
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings 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

Living Room

22'0" x 11'4" (6.71m x 3.45m)

Kitchen

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

Open Plan Living Room/Kitchen

21'5" x 10'9" (6.53m x 3.28m)

Bathroom

Bedroom

13'9" x 11'0" (4.19m x 3.35m)

First Floor

Bedroom One

14'2" x 11'4" (4.32m x 3.45m)

En-suite Bathroom

Bedroom Two

En-Suite Shower Room

Outbuildings

Studio

8'11" x 8'6" (2.72m x 2.59m)

Office

8'7" x 7'5" (2.62m x 2.26m)

Bin Store

4'0" x 6'1" (1.22m x 1.85m)

Store Room

Separate W.C.

Utility Room

Gardens

