



Jenkinson realestates

Ardent Avenue

Walmer

Asking Price £499,950

Freehold

Energy Performance Rating = B

Popular And Sought After Location
Four Bedrooms

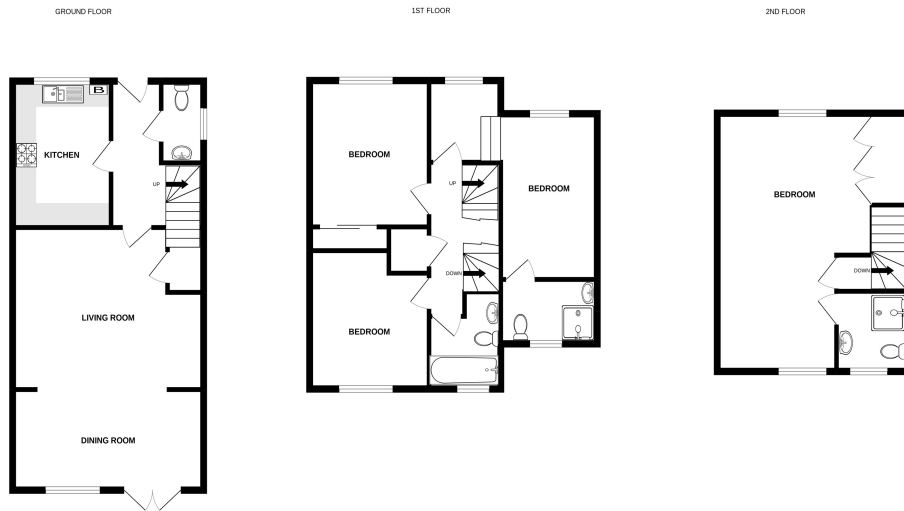
Arranged Over Three Floors
Gardens and Parking

Living Room/Dining Room
No Onward Chain Complications

Jenkinson Estates are pleased to bring new to the market this beautifully presented town house in the ever popular location of Ardent Avenue, Walmer. This home is arranged over three levels and offers versatile living. This home is set within a short walk from Walmer Seafront, Walmer Beach, far reaching promenade. The property offers spacious accommodation throughout and is accessed through a hallway which leads to the kitchen, and a living / dining room which is over 20ft in length and opens onto the rear garden. The ground floor is completed with cloakroom. The first floor offers three bedrooms and the family bathroom. The main bedroom on this level has the bonus of an en-suite shower room. The top floor continues to impress with a large bedroom which approaching 25ft in length, built in storage and the added bonus of an en-suite shower room. Externally the home has a landscaped rear garden, complete with a summer house and an insulated shed. There is also the added bonus of private parking in the form of the driveway. A very nice example of these modern town houses, situated in an increasingly popular residential development. All viewings are by appointment and exclusively via Jenkinson Estates.







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. Made with Metropia ©2022

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Accommodation

Entrance Via;

Hallway

Downstairs W.C

Kitchen

11'4" x 8'3" (3.45m x 2.51m)

Living / Dining Room

20'5" x 15'6" (6.22m x 4.72m)

First Floor Landing

Bedroom Two

13'3" x 9'1" (4.04m x 2.77m)

En-Suite Shower Room

8'10" x 4'8" (2.69m x 1.42m)

Bedroom Three

10'3" x 8'10" (3.12m x 2.69m)

Bedroom Four

12'1" x 8'9" (3.68m x 2.67m)

Family Bathroom

7'7" x 6'3" (2.31m x 1.91m)

Second Floor

Bedroom One

24'6" x 12'10" (7.47m x 3.91m)

En-Suite Shower Room

7'9" x 5'9" (2.36m x 1.75m)

Front and Rear Gardens

Parking

