



Jenkinson realestates

Dover Road, Walmer
Deal
Asking Price £587,950

Freehold

Energy Performance Rating = D

Substantial Period Home
Parking to the Rear

Offering Four / Five Bedrooms
Enclosed Landscaped Rear Garden

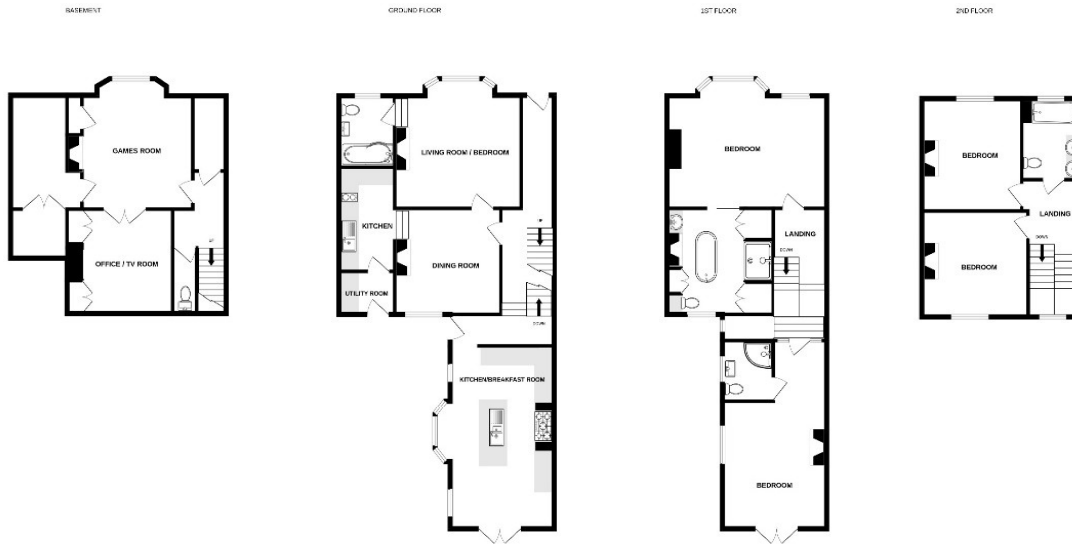
Versatile Living Accommodation
Potential for a Self-Contained Annex

Jenkinson Estates are pleased to bring to the market this substantial town house on Dover Road, Walmer. This spacious property is arranged over four floors and offers versatile living space which could be split into a self-contained annex, which would offer one bedroom and be complete with its own entrance, kitchen and bathroom. The property is currently configured with an entrance hallway, leading to two reception rooms, a spacious kitchen / breakfast room, which is over 23ft in length, an additional kitchen / utility room and a family bathroom. The first floor continues to impress with two spacious bedrooms, both complete with ensuite facilities. The top floor offers an additional two bedrooms and a family bathroom. The property is completed with a lower ground floor, offering two additional rooms currently used as a games room and an office / TV room. There is ample storage and an additional W.C to this level. Externally the property boasts off road parking to the rear and an enclosed rear garden, which is low maintenance and offers multiple seating areas. The property, which offers stunning views across Walmer Lawn Tennis & Croquet Club and within close proximity to the seafront at Walmer, has tastefully been updated and improved. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



Council Tax Band D





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

Entrance Via;
Living Room / Bedroom
15'0" x 11'10" (4.57m x 3.61m)
Bathroom
6'0" x 4'11" (1.83m x 1.50m)
Dining Room
12'10" x 10'0" (3.91m x 3.05m)
Kitchen / Utility Area
13'1" x 4'10" (3.99m x 1.47m)
Kitchen / Breakfast Room
23'0" x 10'1" (7.01m x 3.07m)

First Floor Landing
Bedroom
15'1" x 14'1" (4.60m x 4.29m)
En-Suite Bathroom
12'11" x 7'0" (3.94m x 2.13m)
Bedroom
16'10" x 10'1" (5.13m x 3.07m)
En-Suite Shower Room
5'1" x 4'0" (1.55m x 1.22m)

Second Floor Landing

Bedroom
12'1" x 10'1" (3.68m x 3.07m)
Bedroom
11'1" x 9'0" (3.38m x 2.74m)
Family Bathroom
8'1" x 6'0" (2.46m x 1.83m)
Loft Space
16'4" x 13'3" (4.98m x 4.04m)

Lower Ground Floor
Games Room
14'11" x 11'1" (4.55m x 3.38m)
Office / TV Room
12'0" x 10'0" (3.66m x 3.05m)
Separate W.C

Storage
Rear Garden
Allocated Parking

