



Jenkinson realestates

The Strand
Walmer
Asking Price £650,000

Freehold

Energy Performance Rating = D

Substantial Town House
Gated Parking to Rear

Offering Five Bedrooms
Arranged Over Four Floors

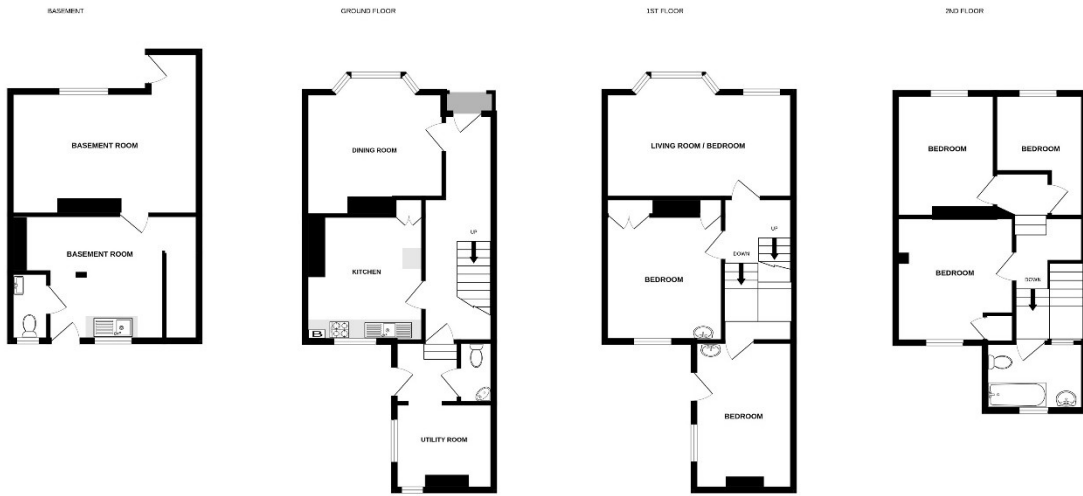
Stunning Sea Views Across Green
Huge Amount of Potential

Jenkinson Estates are pleased to bring to the market, for the first time in over 4 decades, this substantial town house on The Strand, Walmer. The property, arranged over four floors, offers a wealth of accommodation and benefits from sea views across Walmer's Green. Accessed via an entrance hallway, the ground floor comprises of a dining room, kitchen / breakfast room and utility room. This level is completed with a separate W.C. The first floor continues to impress with a spacious sitting room, which is over 19ft and offers commanding views from the large bay window. This level is completed with two double bedrooms. The second floor has a split level landing, with the family bathroom and three additional bedrooms. The accommodation is completed with a lower ground floor, that comprises of two basement rooms and a separate W.C. Externally there is an enclosed courtyard garden and has large double gates allowing off road parking via York Road. The property has a gas fired central heating. 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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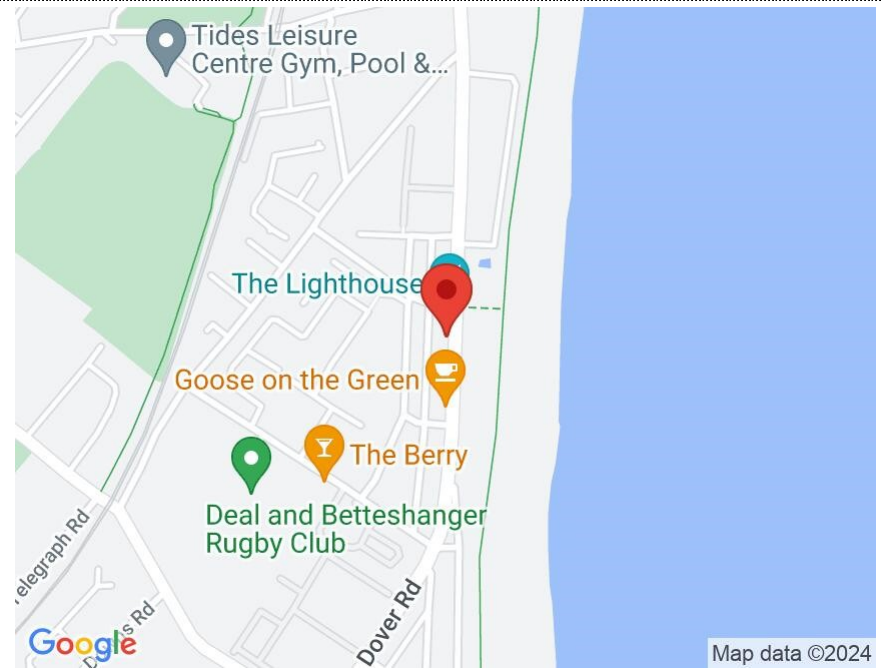
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings 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;

Hallway

Living Room

15'8" (into bay) x 13'7" (4.78m x 4.14m)

Kitchen / Dining Room

12'7" x 11'6" (3.84m x 3.51m)

Utility Room

10'7" x 8'9" (3.23m x 2.67m)

Ground Floor W.C.

First Floor Landing

Living Room

19'10" x 14'4" (6.05m x 4.37m)

Bedroom One

12'7" x 11'6" (3.84m x 3.51m)

Bedroom Two

16'10" x 8'8" (5.13m x 2.64m)

Second Floor

Bedroom Three

13'3" x 10'9" (4.04m x 3.28m)

Bedroom Four

11'6" x 7'9" (3.51m x 2.36m)

Bedroom Five

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

Family Bathroom

8'9" x 5'0" (2.67m x 1.52m)

Lower Ground Floor

Basement Room 1

19'2" x 12'9" (5.84m x 3.89m)

Basement Room 2

18'1" x 16'2" (5.51m x 1.88m)

Separate W.C.

Gated Parking

