



Jenkinson realestates

The Grove

Deal

Asking Price £399,995



# Freehold

Energy Performance Rating = TBC

Victorian Mid Terrace Home  
Front and Rear Gardens

Offering Three Bedrooms  
Sought After Location

Spacious Kitchen / Dining Room  
No Onward Chain

Jenkinson Estates are pleased to bring to the market this substantial Victorian terraced home situated in the favoured location of The Grove. This property comes to the market with no onward chain complications and is situated within walking distance to the wonderful seafront, mainline train station and the vibrant town centre of Deal. The property is accessed via an inner porch that opens to a hallway that in turn leads to a living room and a spacious kitchen / dining room. There is an additional snug located off the living room that opens to the rear garden, along with the kitchen / dining room. The first floor continues to impress with three bedrooms and a spacious shower room. Externally the property offers front and rear gardens. The property is double glazed throughout and has a gas fired central heating system. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



Council Tax Band C







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;

Porch  
Hallway

Living Room  
17'8" x 11'8" (5.38m x 3.56m)

Snug  
10'8" x 7'5" (3.25m x 2.26m)

Kitchen / Dining Room  
20'3" x 11'6" (6.17m x 3.51m)

## First Floor Landing

Bedroom One  
15'10" (into Bay) x 13'9" (4.83m x 4.19m)

Bedroom Two  
11'6" x 10'8" (3.51m x 3.25m)

Bedroom Three  
11'6" x 10'4" (3.51m x 3.15m)

Shower Room  
9'8" x 6'9" (2.95m x 2.06m)

Rear Garden

