



Jenkinson realestates

Sandown Road

Deal

Asking Price £599,950



# Freehold

Energy Performance Rating C

Superb Three Bedroom Home

A Minutes Walk To Beach

Side Access

Extended Ground Floor

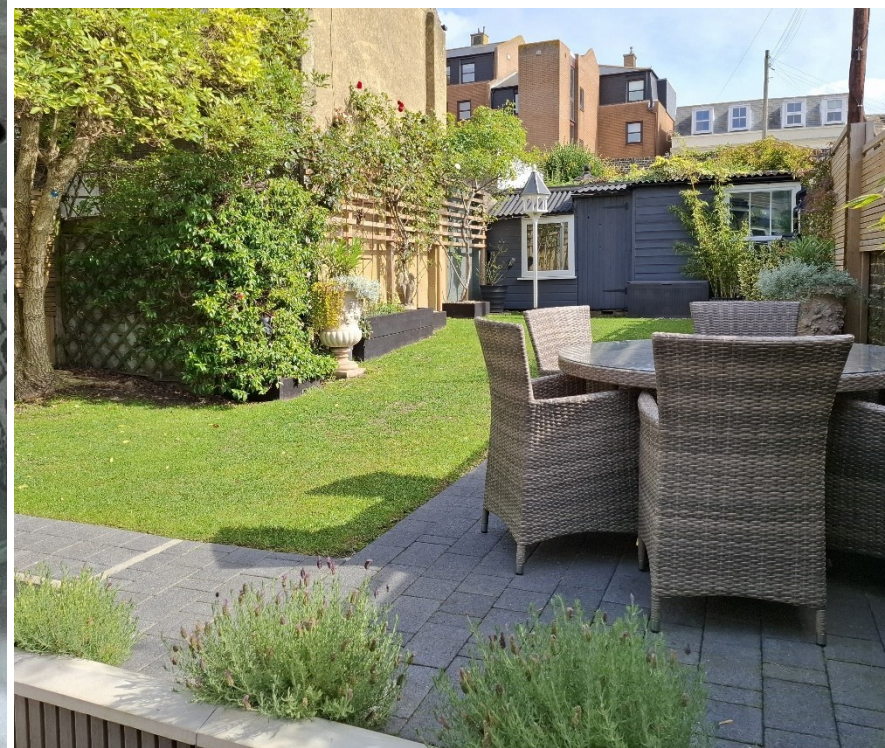
Kitchen / Dining / Family Room

Ground Floor Shower Room

Situated within a minutes walk from the far reaching promenade and beach at Deal, within the Conservation Area and just down from the well known Middle Street, is this detached home. No, arguably it does not appear detached, but the infill at the front has been done to sympathetically complement the street scene. There no adjoining internal walls. The property offers modern style living in the heart of town. The extended ground floor accommodation provides two reception rooms and a kitchen / dining and family room which overlooks and opens onto the rear gardens. Flooded with light from the sliding doors and lantern this makes for the perfect place for entertaining and family meals. The ground floor is completed with a well appointed shower room. The first floor continues with its light and well presented theme and offers three bedrooms, the principal bedroom has a cleverly created dressing area. The family bathroom is as well appointed as the ground floor shower room and completes the first floor.

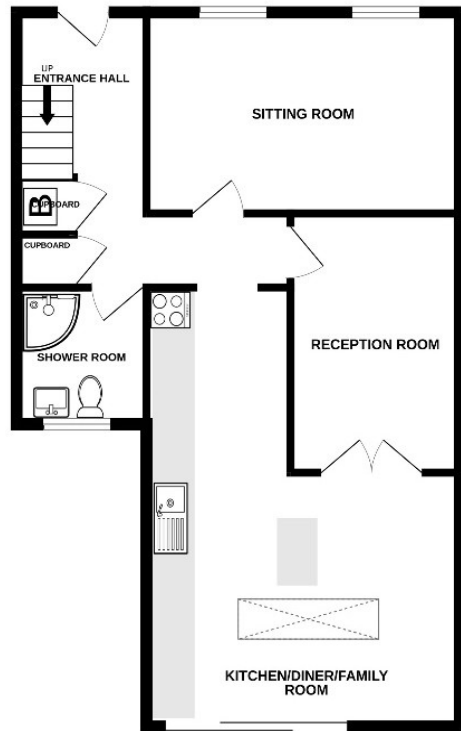




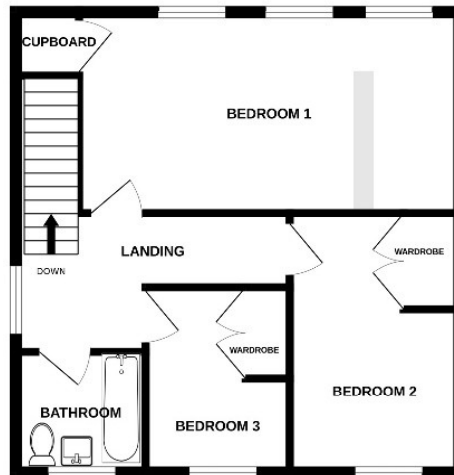




GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.

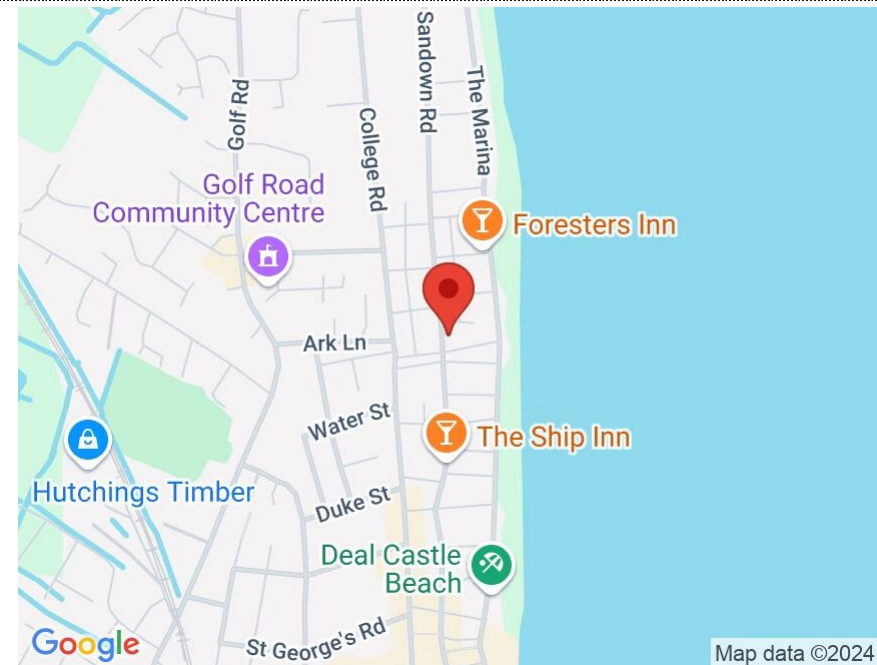


TOTAL FLOOR AREA : 1148 sq.ft. (106.7 sq.m.) approx.

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 Hall

### Sitting Room

15'4" x 9'8" (4.67m x 2.95m)

### Second Reception

12'8" x 8'2" (3.86m x 2.49m)

### Open Plan Kitchen / Dining / Family Room

21'2" x 14'7" (6.45m x 4.45m)

### Shower Room

6'9" x 6'4" (2.06m x 1.93m)

## First Floor Landing

### Bedroom One

21'1" x 9'8" (6.43m x 2.95m)

### Bedroom Two

12'9" x 7'10" (3.89m x 2.39m)

### Bedroom Three

9'8" x 7'5" (2.95m x 2.26m)

### Rear Gardens

Approaching 50 Ft

