



Jenkinson realestates

Kingsdown Road  
Walmer  
Asking Price £590,000

# Freehold

Energy Performance Rating = TBC

Detached Home

Offering Three / Four Bedrooms

Driveway and Garage

Front, Side and Rear Gardens

Close Proximity to Seafront

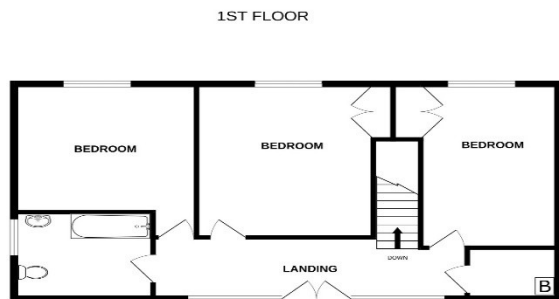
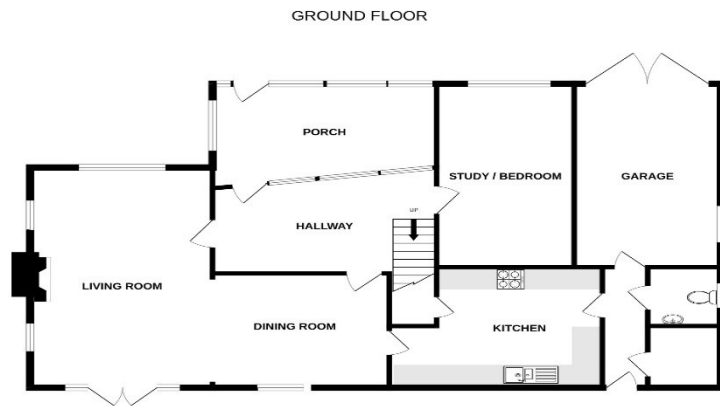
Really Must Be Viewed

Jenkinson Estates are pleased to bring to the market this detached family home situated within a popular location of Kingsdown Road, Walmer. The property is ideally situated within approximately 200ft of the far reaching seafront and promenade via a rear gate that leads to Wellington Parade via a public footpath. The property is accessed via an entrance porch that opens into hallway, from here, there is a study / bedroom and a large L-shaped living / dining room which offers double doors leading to the rear garden. The kitchen, located at the rear of the property overlooks the rear garden and opens to a rear porch. The ground floor accommodation is completed with a separate W.C. The first floor continues to impress with a spacious landing that is over 20ft in length and has a Juliet balcony with partial sea views. All three of the double bedrooms, and the family are accessed via this landing. Externally the property offers a driveway, which leads to a garage and impressive wrap-around gardens which have been landscaped, to include a pond and offers ample outdoor seating areas. There is also a spacious cabin which has power and electric which would be ideal for someone who wants to work from home. A charming home that really must be seen. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.

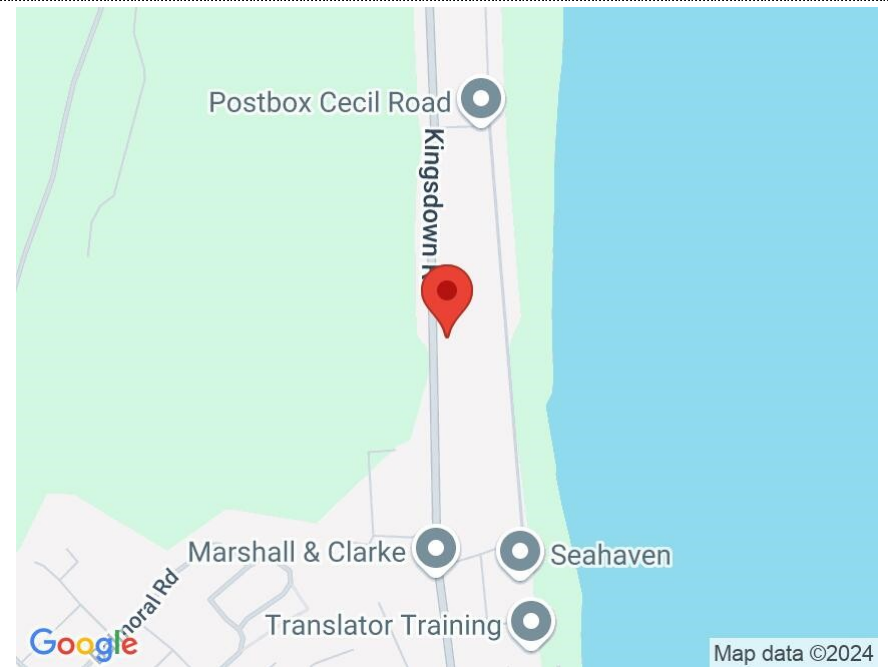


Council Tax Band E





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 guidance 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

**L-Shaped Living / Dining Room**

21'4" x 18'4" (6.50m x 5.59m)

**Kitchen**

12'5" x 6'10" (3.78m x 2.08m)

**Study / Bedroom Four**

13'5" x 7'6" (4.09m x 2.29m)

**Rear Porch**

**W.C.**

4'5" x 3'5" (1.35m x 1.04m)

**Store**

**First Floor Landing**

20'4" x 5'9" (6.20m x 1.75m)

**Bedroom One**

11'9" x 11'6" (3.58m x 3.51m)

**Bedroom Two**

12'6" x 9'12" (3.81m x 3.05m)

**Bedroom Three**

14'3" x 8'4" (4.34m x 2.54m)

**Family Bathroom**

8'4" x 6'3" (2.54m x 1.91m)

**Driveway**

**Garage**

17'1" x 9'0" (5.21m x 2.74m)

**Front, Side and Rear Gardens**

