



Jenkinson realestates

Sea Girt | Beach Street
Deal
Asking Price £325,000

Leasehold

Energy Performance Rating = TBC

Third Floor Flat

Offering Two Bedrooms

Stunning Sea Views

Allocated Garage Parking

Communal Gardens

Beautifully Presented

Jenkinson Estates are pleased to bring to the market this charming, seafront flat on Beach Street, Deal. Located on the third floor of this modern building, this flat takes full advantage of the location with stunning, panoramic sea views over the English Channel and include views towards the iconic Deal Pier to the south, and to the north the Isle of Thanet can be seen in the distance on a clear day. The property, accessed via a spacious entrance hallway that also incorporates a breakfast area that is open to the kitchen. To the front of the property is a spacious sitting / dining room that has a large UPVC double glazed window that overlooks the front elevation. There is also the added benefit of an enclosed balcony that is accessed from here and also overlooks same aspect, taking in the stunning views. To the rear of the flat are two double bedrooms, both of which have the benefit of hand basins and overlook the rear elevation, across the roof top of Deal's famous conservation area. The property is completed with a family bathroom. The added benefit of a communal garden is located through the garage, which is located under the building and also provides allocated parking. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



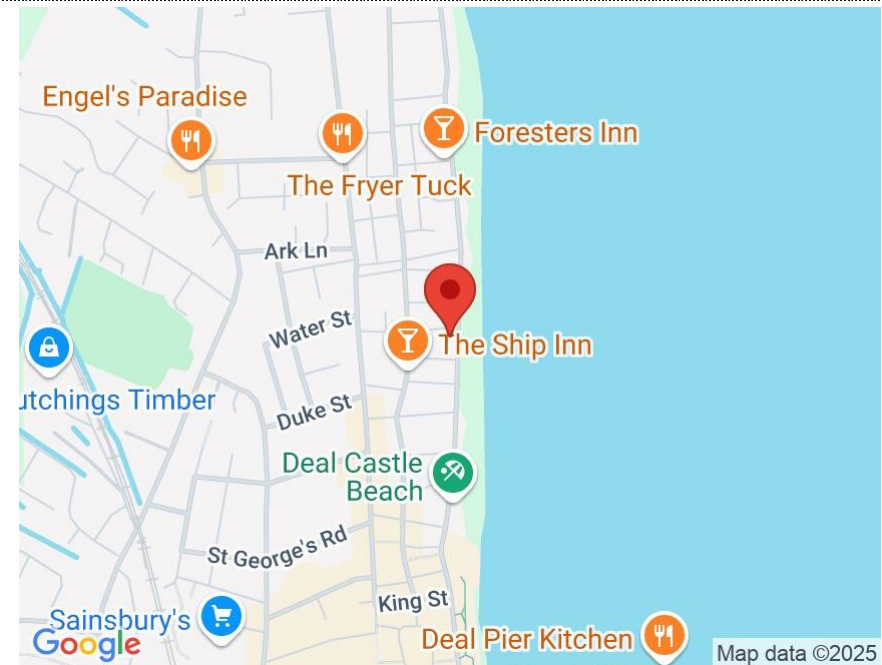
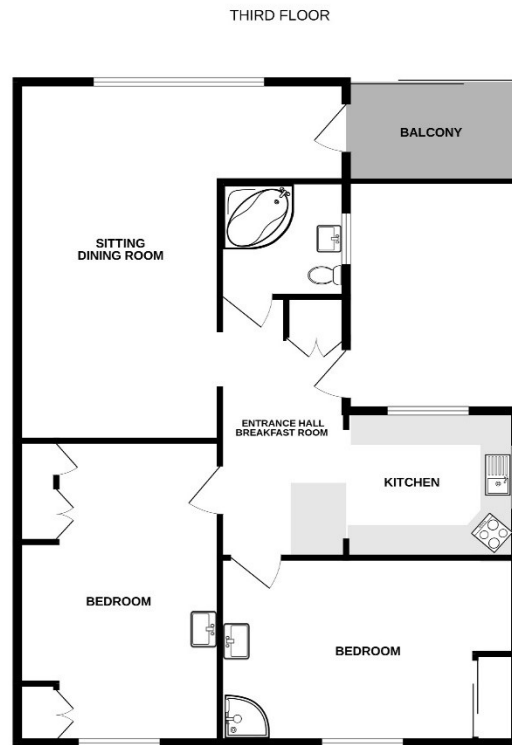
Council Tax Band B

Vendor Advises, as of 01/25;

Lease Length - Approx. 640 Years Remaining

Outgoings - £100.00pcm





Accommodation

Entrance Via;

Communal Hallway

Third Floor

Entrance Hall / Breakfast Room

13'8" x 5'3" (4.17m x 1.60m)

Sitting / Dining Room

22'1" x 11'6" (opening to 17'6") (6.73m x 3.51m)

Enclosed Balcony

9'2" x 4'2" (2.79m x 1.27m)

Bedroom One

15'9" x 11'6" (4.80m x 3.51m)

Bedroom Two

15'1" x 9'8" (4.60m x 2.95m)

Family Bathroom

6'9" x 5'5" (2.06m x 1.65m)

Parking

Communal Gardens

Jenkinson Estates

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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.

