



Jenkinson realestates

Downs Road | Walmer
Deal
Asking Price £375,000

Freehold

Energy Performance Rating = D

Edwardian Bay Fronted Home
Separate Living and Dining Room

Offering Three Bedrooms
Wooden Flooring Throughout

Front and Rear Gardens
Close to Local Amenities

Exclusively via Jenkinson Estates comes this Edwardian End of Terrace home situated in the ever popular location of Downs Road, Walmer. This stunning home has been lovingly restored to provide a charming home that is ready to move straight into. This is a property that really does need to be viewed internally to appreciate what this home has to offer. The property is accessed via a traditional classic black and white tiled foot path leading to the front door. The property, in 2017 has undergone a full renovation, including a complete full rewire of the property and double glazed windows were fitted with the addition of 3x bedroom windows and 2x bay windows install in 2023. The gas fired central heating system was also updated to including new radiators and a Worcester Combi boiler installed in 2017. The property is arranged with a lobby area with further door accessing the entrance hall. From here the property continues to a bay front living room, a separate dining room and the kitchen. This offers a range of units with a stable door that opens to a courtyard area. To the first floor there is a master bedroom which offers the original fireplace and overlooks the front elevation, the second bedroom is also a double and then there is a single bedroom and family bathroom with a modern suite. There is also the benefit of a spacious loft that has two Velux windows, giving potential for converting, with the relevant permissions. The outside space continues with gardens to the front and the rear of the property, there is a pedestrian access through the garden and with gated side access. The property also benefits from being located within close proximity to local amenities, including the local schools and shop and the seafront of Walmer. Downs Road also benefits from ample free, on road parking and situated within easy access to the mainline railway of Walmer. All viewings are strictly through the appointed Sole Agents Jenkinson Estates.

Council Tax Band B





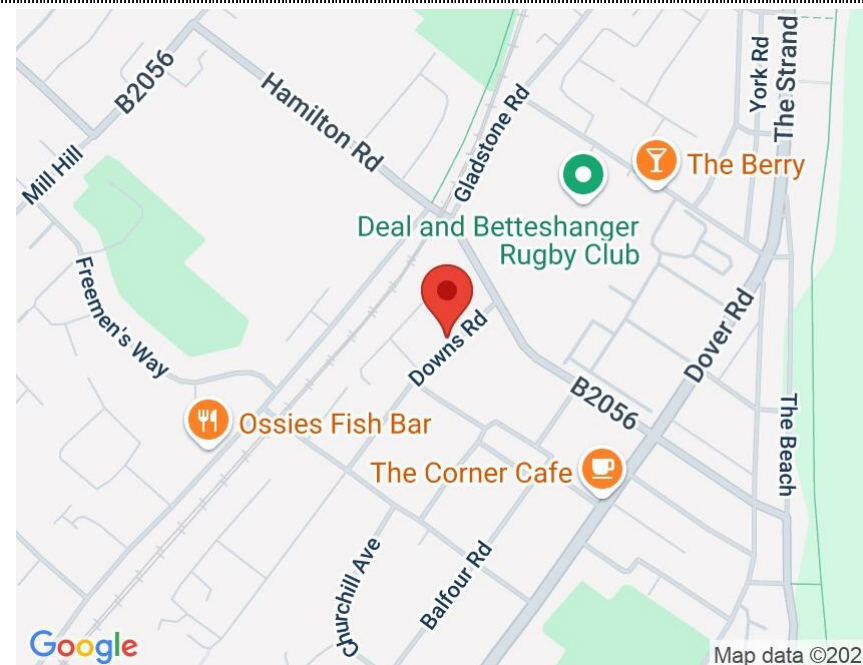


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Lobby

Entrance Hall

Living Room

13'5" x 10'6" (4.09m x 3.20m)

Dining Room

12'2" x 9'3" (3.71m x 2.82m)

Kitchen

13'7" x 8'3" (4.14m x 2.51m)

First Floor Landing

Bedroom One

14'1" x 13'2" (4.29m x 4.01m)

Bedroom Two

12'3" x 9'3" (3.73m x 2.82m)

Bedroom Three

8'4" x 6'6" (2.54m x 1.98m)

Bathroom

5'7" x 6'6" (1.70m x 1.98m)

Attic Space

14'1" x 10'2" (4.29m x 3.10m)

Front and Rear Gardens

