



Jenkinson
realestates

The Wee Cottage | Ark Lane
Deal
Asking Price £295,000

Freehold

Energy Performance Rating = D

Detached Cottage

Offering Two Bedrooms

Courtyard Garden

Handmade Bespoke Kitchen

Downstairs Bathroom

Outskirts Of Deal Town Centre

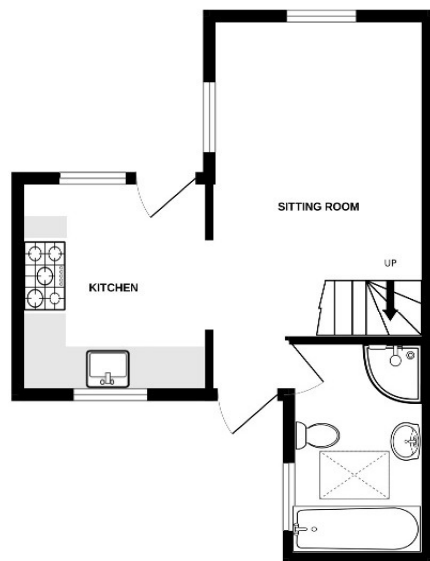
Exclusively via Jenkinson Estates is this detached cottage in Ark Lane, Deal. "The Wee Cottage", which comes to the market with no onward chain complications, really must be viewed to be appreciated. The property is located within close proximity to the centre of the vibrant town of Deal and a couple of roads back from Deal's famous promenade and seafront. This secluded and cosy detached cottage is set back and is accessed via its own private gated entrance, via a footpath. The property opens in the well appointed kitchen, which has a tiled floor and handmade bespoke fitted units with solid woodwork surfaces over, and a rangemaster cooker This then opens to the sitting room. This central room leads to the family bathroom, offering a four piece suite, a door leading to the rear courtyard, and stairs leading to the first floor, where there are two bedrooms. Externally there is a small courtyard. The property offers a gas fired central heating system and is double glazed throughout. Located in an area of increasing popularity and demand this period property, it would be the perfect answer for a weekend retreat, holiday let or an ideal first time purchase. All viewings are strictly by the appointed Sole Agent Jenkinson Estates.



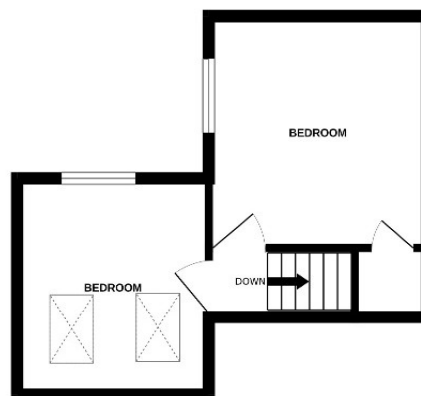
Council Tax Band B



GROUND FLOOR



1ST FLOOR



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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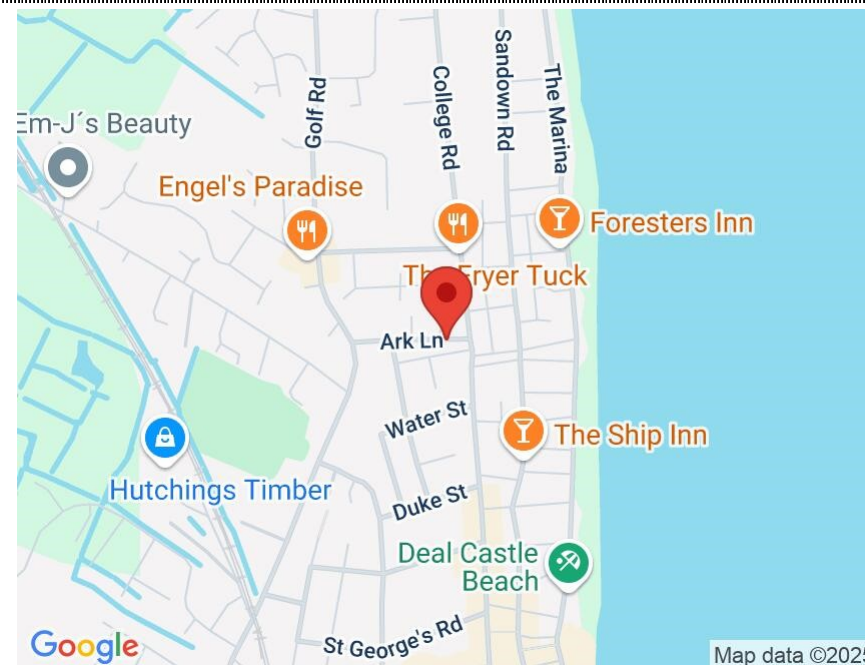
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings 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;

Kitchen

10'0" x 8'8" (3.05m x 2.64m)

Sitting Room

13'8" x 9'0" (4.17m x 2.74m)

Family Bathroom

8'9" x 5'4" (2.67m x 1.63m)

First Floor

Bedroom One

10'8" x 9'0" (3.25m x 2.74m)

Bedroom Two

10'4" x 8'8" (3.15m x 2.64m)

Courtyard Garden

