



Jenkinson realestates

Grange Road |  
Deal  
Asking Price £925,000



Freehold

Council Tax Band F

Energy Performance Rating = B

Stunning Detached Home

Offering Four Double  
Bedrooms

Solid Oak Parquet Flooring on  
Ground Floor

Detached Two Bedroom  
Annexe

Off Road Parking

Profitable Holiday Let Income  
From Annexe

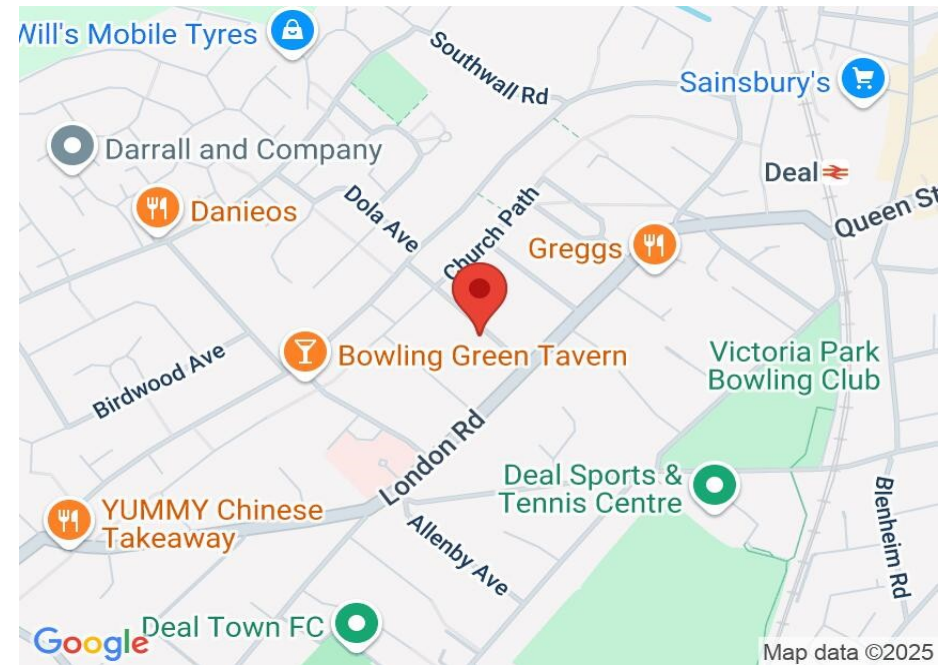
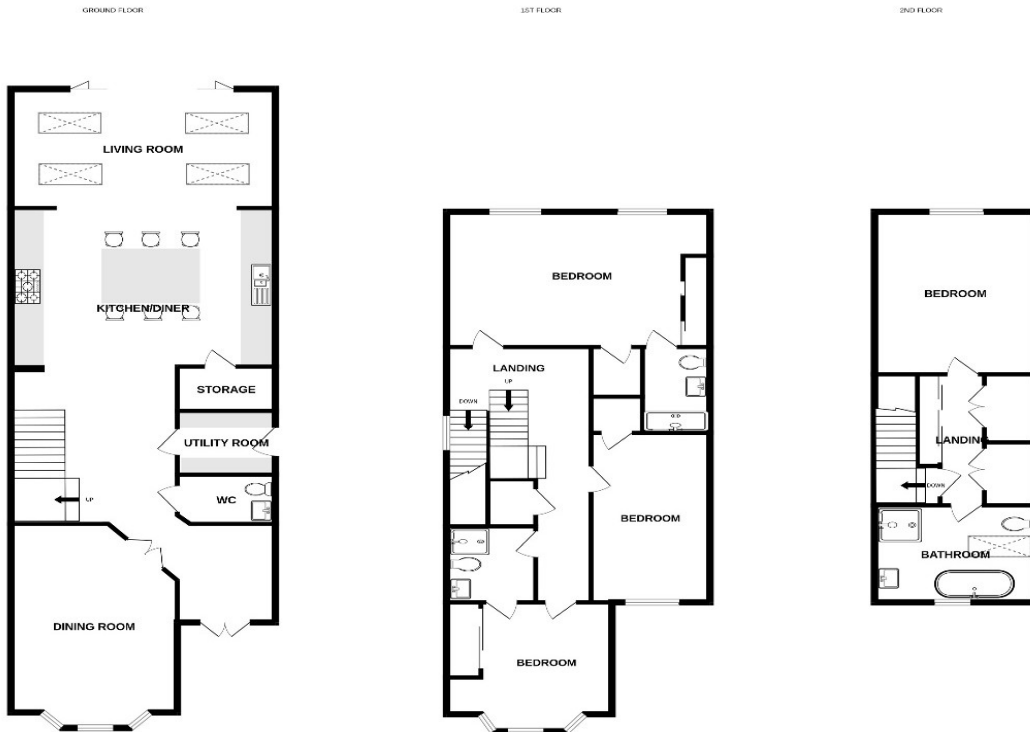
Jenkinson Estates are delighted to offer this substantial detached family home with an additional detached, self-contained annexe, with private access to the rear. The Annexe has been successfully used as a holiday let on Airbnb and creates an income of over £30,000.00 a year. The main home offers four double bedrooms, three of which have en-suites. You are greeted by an expansive hallway which opens into the large open plan kitchen / dining and living room. The kitchen is well appointed with a Smeg range cooker, marble splash back and ample storage and work surfaces. The living area has a high-pitched ceiling with four large Velux windows and large bifold doors that open onto the southerly aspect landscaped rear gardens this allows light to flood in and brings the outside in. To the front is a further reception room which is currently arranged as a formal dining room and is accessed via double doors from the hallway. The ground floor is completed by a downstairs W.C and a Utility room which has access to the side of the property.











#### Accommodation

Entrance Porch

Entrance Hallway

15'9" x 14'3" (4.80m x 4.34m)

Sitting Room

20'8" x 11'9" (6.30m x 3.58m)

Kitchen

20'6" x 14'1" (6.25m x 4.29m)

Dining Room

20'6" x 11'1" (6.25m x 3.38m)

First Floor

Landing

Bedroom One

20'8" x 10'2" (6.30m x 3.10m)

En-Suite

7'5" x 5'4" (2.26m x 1.63m)

Bedroom Two

15'2" x 11'2" (4.62m x 3.40m)

En-Suite

Bedroom Three

12'6" x 9'4" (3.81m x 2.84m)

Second Floor

Bedroom Four

13'2" x 11'2" (4.01m x 3.40m)

Bathroom

11'5" x 7'2" (3.48m x 2.18m)

Detached Ancillary Accommodation

Open Plan Sitting / Kitchen / Breakfast Room

Bedroom One

Bedroom Two

Bathroom

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.

