



Jenkinson realestates

Grange Road

Deal

Asking Price £895,000

Freehold

186 SQ. Metres (2002.09 SQ. Feet)

Council Tax: F

EPC Rating = B

Stunning Detached Home

Detached Two Bedroom Annexe

Offering Four Double Bedrooms

Off Road Parking

Solid Oak Parquet Flooring on Ground Floor

Highly 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 a highly profitable income. 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. To the first floor the property continues to impress with three of the bedrooms, two with en-suites and additional storage cupboards. The top floor leads to the master accommodation with its own bathroom, storage and a large bedroom which overlooks the rear gardens. Externally the landscaped rear gardens have been designed to have a tiled seating area with surround and edging; the remaining area has artificial lawn. There is off street parking to the front which competes this home. A stunning home, situated within walking distance to the town, mainline railway station with its links to London St Pancras, and the far reaching promenade and beach.





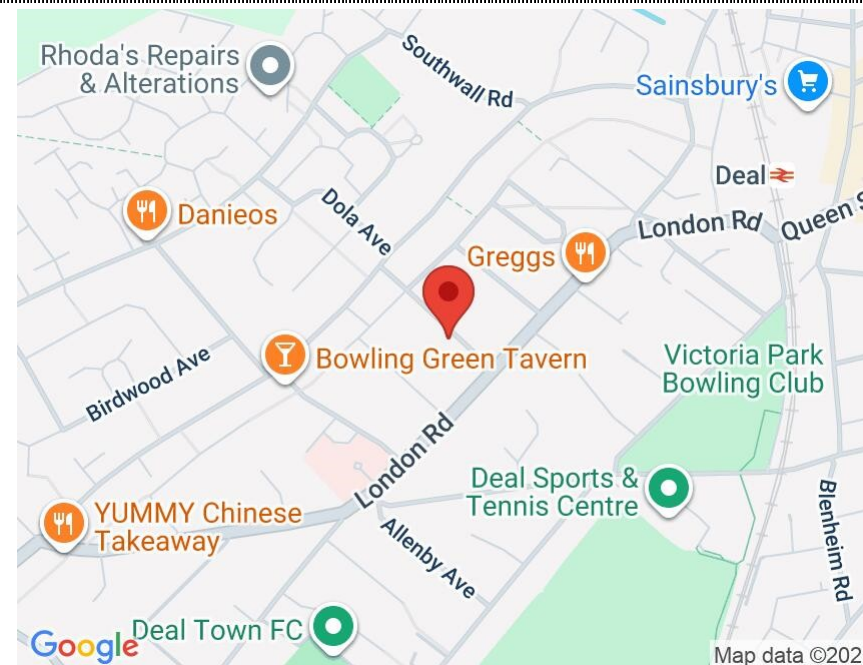


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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
Room One
Room Two

Bathroom

