



Jenkinson realestates

Ethelbert Road

Deal

Asking Price £132,000

Leasehold

46 SQ. Metres (495.14 SQ. Feet)

Council Tax: B

EPC Rating = C

Back-to-Back Home

Current 60% Share For Sale

Option To Buy 100% at £220,000

Two Bedrooms

Off Street Parking

Close to Seafront

Jenkinson Estates are pleased to bring to the market this back-to-back house, offering two bedrooms, off street parking and close to Deal's Seafront with two options to purchase. A well-presented home and a great option for a first time buy. Option one would be to buy the current 60% Share at £132,000. There would then be a monthly rent due also of £182.06 for the remaining 40% to Sanctuary Housing. The second option is to purchase 100% of the property, with no outstanding share to Sanctuary Housing at £220,000.



Vendor advises, as of 09/25 the current monthly charges are;

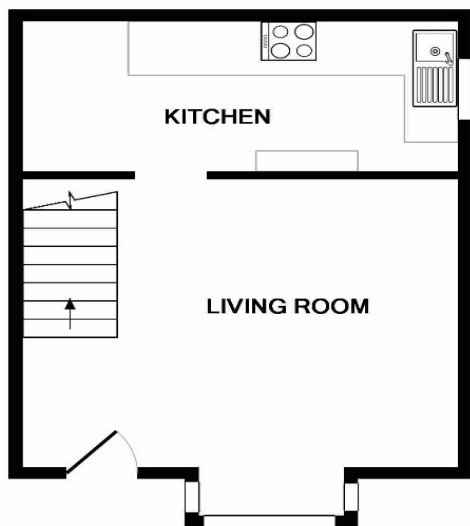
Service Charge - £48.53 63

Years Remaining on Lease For 100%

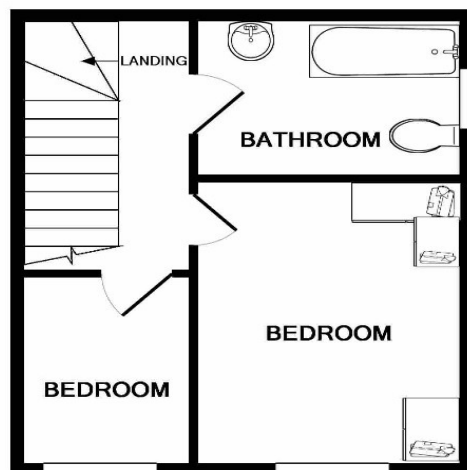
Freehold Title, we understand there will be a service charge, with the amount still to be confirmed.







GROUND FLOOR



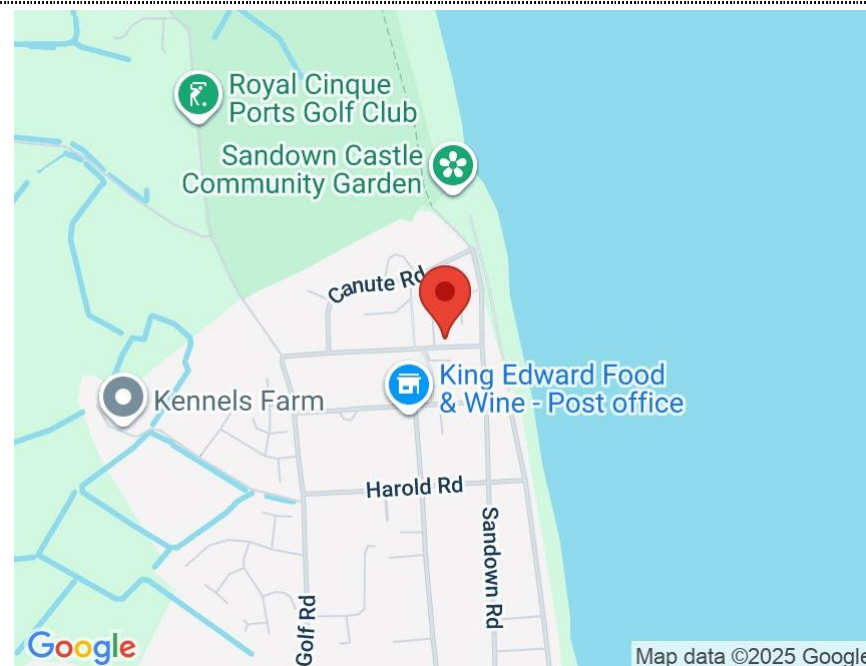
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Via;

Sitting / Dining Room

15'7" x 12'4" (4.75m x 3.76m)

Kitchen

12'4" x 6'1" (3.76m x 1.85m)

First Floor

Bedroom One

11'3" x 8'8" (3.43m x 2.64m)

Bedroom Two

6'10" x 6'6" (2.08m x 1.98m)

Bathroom

Front Garden

