



Jenkinson realestates

Matthews Close

Deal

Asking Price £399,950

Freehold

102 SQ. Metres (1097.92 SQ. Feet)

Council Tax: C

EPC Rating = C

Spacious End of Terrace Home

Offering Three Bedrooms

Driveway

Front and Rear Gardens

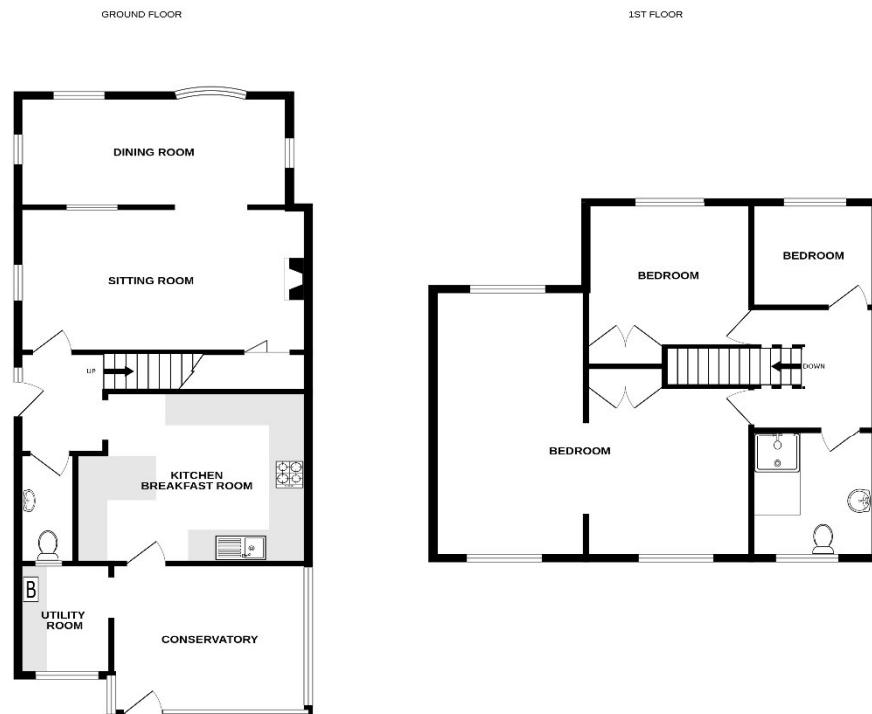
Popular Cul-de-Sac Location

Utility Room and Separate W.C.

Jenkinson Estates are pleased to bring to the market this extended, and well presented, end of terrace home in the ever popular cul-de-sac location of Matthews Close, Deal. This home, offering a wealth of accommodation, really must be viewed to be appreciated. Accessed into an entrance hallway, the ground floor offers spacious, versatile accommodation in the form of a sitting room, which leads to the dining room, a kitchen / breakfast room and a conservatory. The ground floor is completed with a utility room and a separate W.C. The first floor continues to impress with three bedrooms, the master has been extended to form an I-shaped room which again offers a versatile space. The shower room completes the accommodation. Externally the property boasts a couple of outbuildings which benefit from power and are currently being used as a home office and a workshop. The property is double glazed throughout, has a gas fired central heating system and also benefits from having solar panels, which are owner owned, and have a "feed in tariff". The property also benefits from off road parking in the form of a driveway and is partially covered. There are rear gardens have been landscaped to be low maintenance being laid to patio, with the addition of raised flowerbeds. A truly special family home that is located within close proximity to the town of Deal and all it has to offer, including the mainline railway station with its fast links to London St Pancras Station, award winning High Street, amenities and seafront. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.





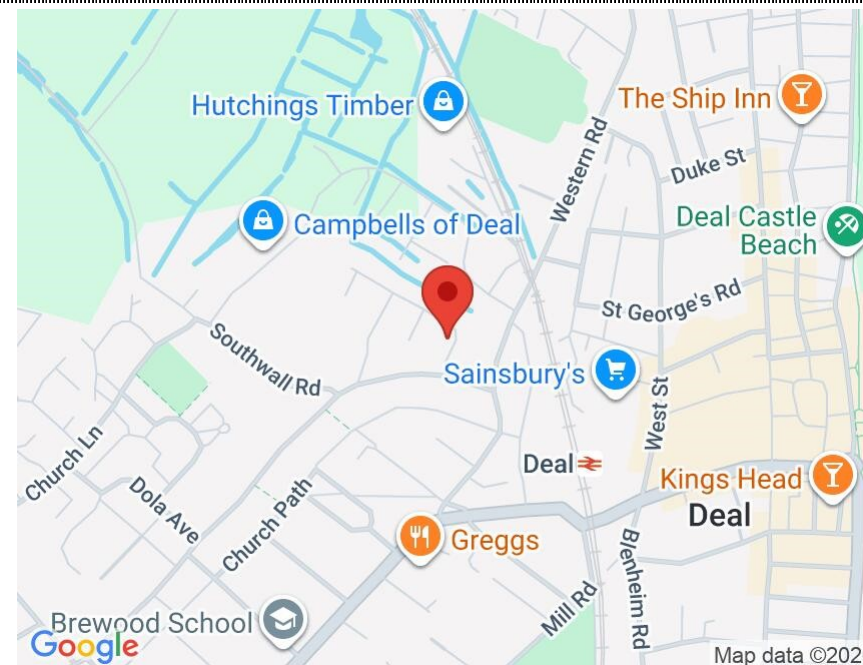


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

### Hallway

### Sitting Room

16'2" x 10'9" (4.93m x 3.28m)

### Dining Room

15'4" x 8'8" (4.67m x 2.64m)

### Kitchen / Breakfast Room

12'4" x 10'8" (3.76m x 3.25m)

### Conservatory

9'5" x 9'4" (2.87m x 2.84m)

### Utility Room

6'4" x 6'4" (1.93m x 1.93m)

### Ground Floor W.C.

6'6" x 3'3" (1.98m x 0.99m)

## First Floor Landing

9'2" x 6'3" (2.79m x 1.91m)

### Bedroom One

18'5" (Max) x 15'8" (Max) (5.61m x 4.78m)

### Bedroom Two

10'9" x 9'10" (3.28m x 3.00m)

### Bedroom Three

7'9" x 6'8" (2.36m x 2.03m)

### Shower Room

7'6" x 6'2" (2.29m x 1.88m)

## Front and Rear Gardens

### Outbuilding One

17'3" x 8'1" (5.26m x 2.46m)

### Outbuilding Two

16'6" x 8'6" (5.03m x 2.59m)

