



Jenkinson realestates

Granville Road | Walmer

Deal

Asking Price £550,000

**Freehold**

148 SQ. Metres (1593.06 SQ. Feet)

Council Tax: E

EPC Rating = TBC

Detached Home

Offering Four Bedrooms

Driveway and Garage

Front and Rear Gardens

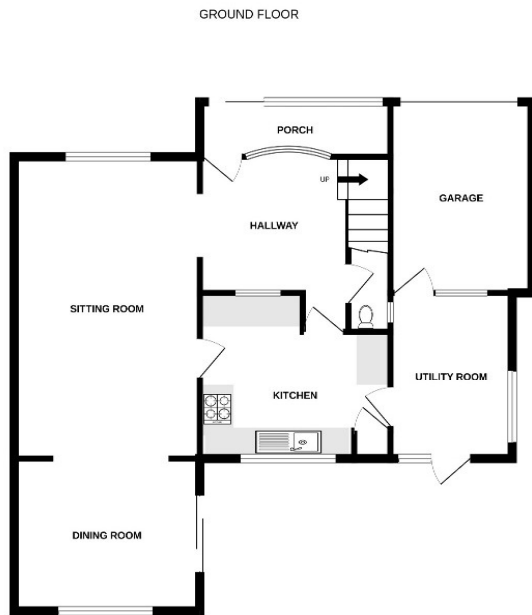
No Onward Chain Complications

Sought After Location

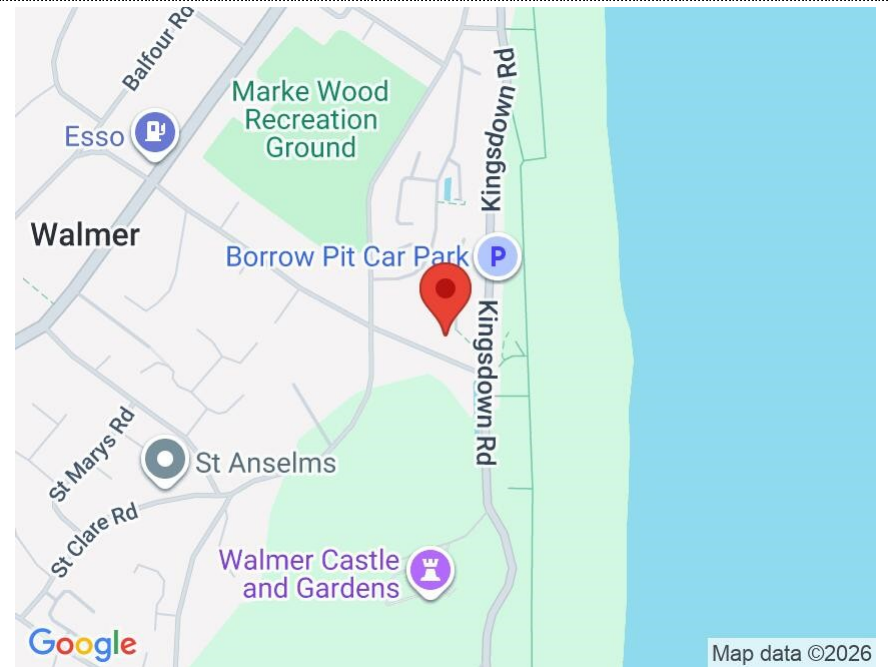
Jenkinson Estates are pleased to bring to the market this detached home in the ever popular location of Granville Road, Walmer. This charming home offers spacious accommodation throughout and comes to the market with no onward chain complications. Accessed via a storm porch and opening into a spacious entrance hallway the ground floor offers a sitting room, which is over 22ft in length and is open with the dining room. The kitchen is accessed via the sitting room and entrance hallway and leads to a utility room. From here there is access to the rear garden and garage. The ground floor is completed with a separate W.C. The first floor continues to impress with four bedrooms, three doubles while the third is a good size single. The shower room completes the accommodation. Externally the property offers front and rear gardens, with gated side access and a large driveway that leads to the garage. The property is set back, giving a wonderful frontage that is framed by the lawn and established flower beds and overlooks Walmer Castle's Paddocks. The rear garden is mostly laid to lawn with the addition of a patio seating area. The property has a gas fired central heating and has double glazing. A truly lovely home that must be viewed to be appreciated. All viewings are 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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#### Accommodation

Entrance Via;

Porch

Hallway

Sitting Room

22'9" x 12'2" (6.93m x 3.71m)

Dining Room

11'9" x 10'10" (3.58m x 3.30m)

Kitchen

14'4" x 12'8" (4.37m x 3.86m)

Utility Room

Separate W.C.

#### First Floor Landing

Bedroom One

13'5" x 10'9" (4.09m x 3.28m)

Bedroom Two

11'8" x 10'5" (3.56m x 3.18m)

Bedroom Three

10'10" x 9'7" (3.30m x 2.92m)

Bedroom Four

8'7" x 7'9" (2.62m x 2.36m)

Shower Room

Driveway and Garage

Front and Rear Gardens

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.

