



Jenkinson realestates

Ethelbert Road

Deal

Asking Price £168,750

Leasehold

49 SQ. Metres (527.43 SQ. Feet)

Council Tax: B

EPC Rating = D

Back-to-Back Home

Offering 75% Share For Sale

Option To Buy 100% at £225,000

Two Bedrooms

Off Street Parking

Close to Seafront

Jenkinson Estates are pleased to bring to the market this impressive two-bedroom semi-detached house with its own private front and side garden with off road parking. The property is situated in the quiet residential area of North Deal, just a few minutes' walk from the seafront, and is offered for sale as either a Leasehold or Freehold property.

The property has been updated throughout by the current owner and consists of an open plan lounge and kitchen diner on the ground floor and two bedrooms and a bathroom on the first floor.

The kitchen has been redesigned to maximise space and includes a mixture of oak and laminate worktops and shelves. Along with a range of fitted drawers and cupboards it also includes a Neff built-in oven with slide & hide oven door, an inset white Butler sink, a two-ring induction hob, an integrated fridge with icebox and an integrated washing machine.

On the first-floor landing there is access to the loft, which is partially boarded and has a light installed, and there is a deep linen closet which stretches back over the stairs. The main double bedroom has a built-in corner wardrobe with a TV inset in the wall, and the bathroom has a three-piece suite with a shower over the bath and anti-slip tiles on the floor. The second bedroom is a good sized single and is currently used as a home office.

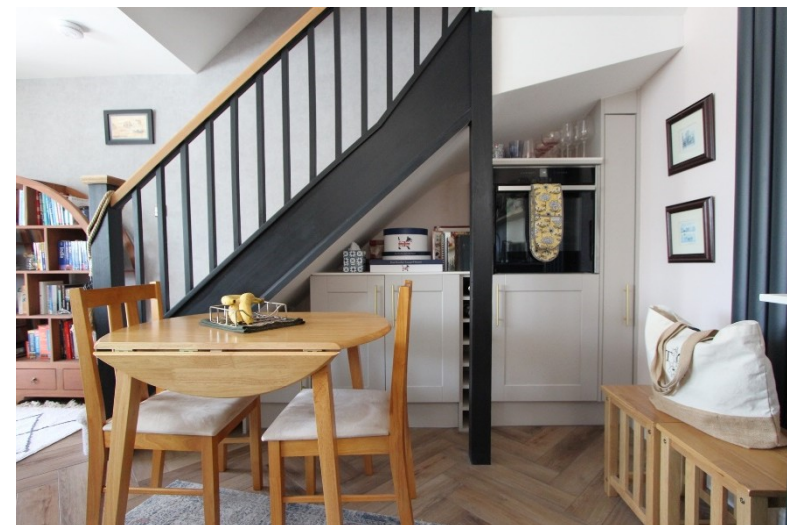
This well-presented home is currently a Leasehold shared-ownership property managed by Sanctuary Housing Association. The current owner is selling their 75% interest for £168,750; however, the full 100% Freehold title can be purchased for £225,000.

Leasehold details - provided by vendor 06/26

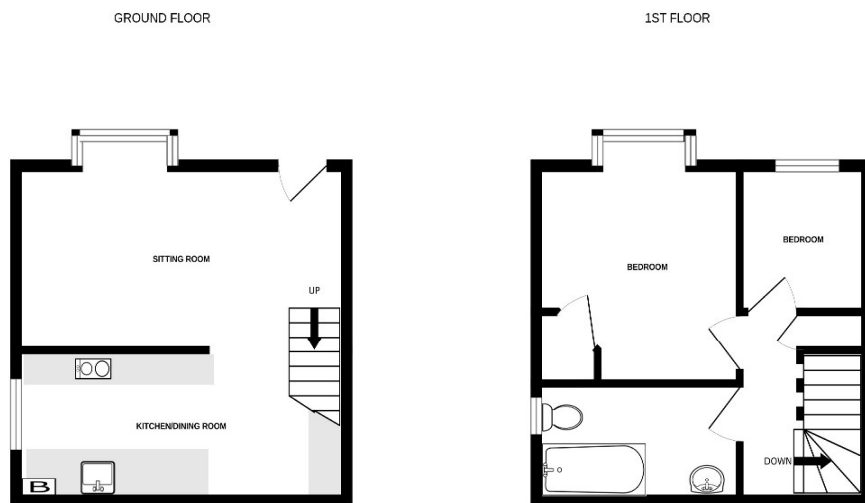
Length of current lease: 99 years from 1988

Service charge: £48.69

Rent on 25%: £130.75





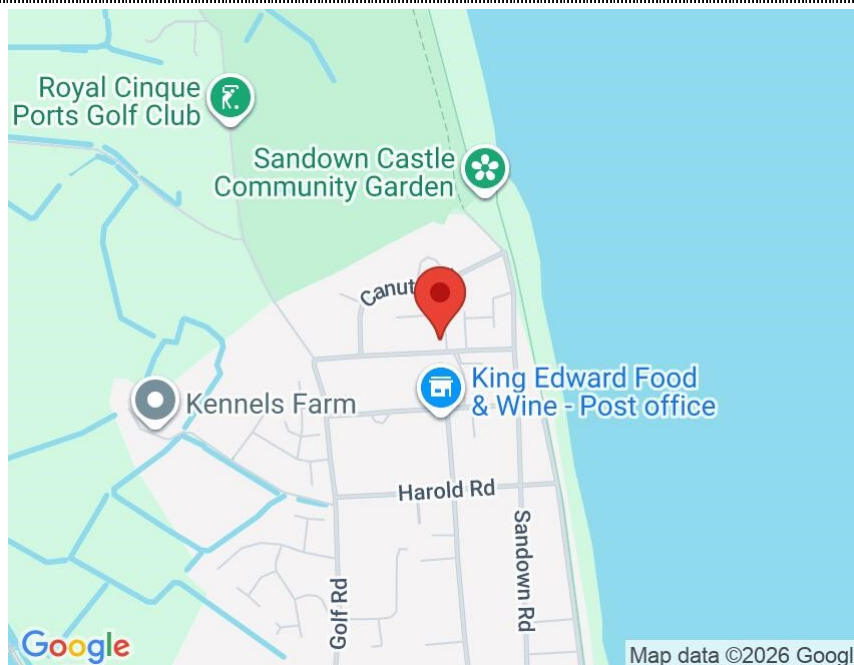


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Sitting Room

15'7" x 10'1" (4.75m x 3.07m)

Kitchen / Dining Area

15'7" x 6'0" (4.75m x 1.83m)

First Floor Landing

Bedroom One

11'3" x 8'7" (3.43m x 2.62m)

Bedroom Two

7'9" x 6'7" (2.36m x 2.01m)

Family Bathroom

8'7" x 4'10" (2.62m x 1.47m)

Outside:

The property is accessed via a lockable front gate, and the garden is fenced in for privacy and is laid to patio with a built-in seating arrangement and integrated lighting. Access to the side is open for parking access, and there is an outdoor tap and shed to the rear.

