



Jenkinson realestates

Kingsdown Hill

Kingsdown

Asking Price £740,000

Freehold

176 SQ. Metres (1894.45 SQ. Feet)

Council Tax: F

EPC Rating = B

Modern Detached Home
Enclosed Rear Garden

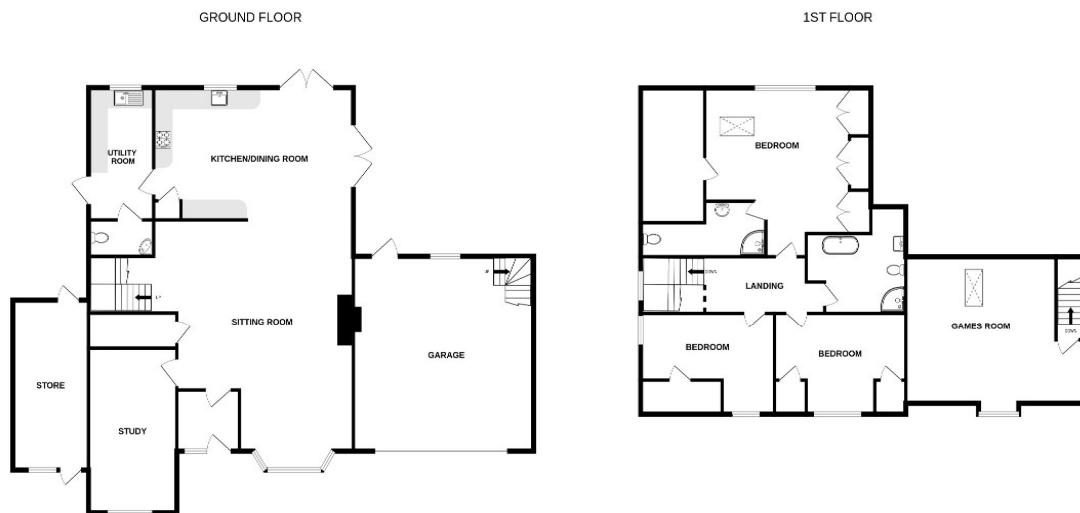
Offering Three Bedrooms
Spacious Accommodation

Driveway and Garage
Stunning Location

Jenkinson Estates are pleased to bring to the market this truly impressive, modern home in the ever popular location of Kingsdown Hill, Kingsdown. This home, which offers spacious and versatile accommodation, really must be seen to be appreciated. Accessed via an entrance lobby, the ground floor consists of an impressive sitting room, which is open to the kitchen / dining room. The property continues with a utility room and a separate W.C. The ground floor is completed with a separate study, which could be used as a fourth bedroom. The first floor continues to impress with three bedrooms and the family bathroom, which offers a four-piece suite. The master bedroom benefits from an en-suite shower room. Externally the property offers an enclosed rear garden, and a large gravel driveway, which leads to a garage. The garage has a rear pedestrian door, connecting to the rear garden, and the addition of a games room / study which is accessed via an internal staircase. A truly lovely home, which offers versatile accommodation and really must be seen. The property is double glazed throughout and has a gas fired central heating system. 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 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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Accommodation

Entrance Via;

Lobby

Study

15'1" x 8'5" (4.60m x 2.57m)

Sitting Room

21'10" x 21'0" (6.65m x 6.40m)

Kitchen / Dining Room

21'0" x 14'9" (6.40m x 4.50m)

Utility Room

14'6" x 3'0" (4.42m x 0.91m)

Separate W.C.

First Floor Landing

Bedroom One

16'1" x 15'3" (4.90m x 4.65m)

En-Suite Shower Room

Bedroom Two

13'5" x 9'12" (4.09m x 3.05m)

Bedroom Three

13'6" x 11'1" (4.11m x 3.38m)

Family Bathroom

Rear Garden

Driveway

Garage

Office / Play Room

19'7" x 15'9" (5.97m x 4.80m)

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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.

