



Jenkinson realestates

Sea View Avenue | Walmer

Deal

Asking Price £499,995

**Freehold**

144 SQ. Metres (1550.00 SQ. Feet)

Council Tax: F

EPC Rating = B

Impressive Modern Home

Offering Four Bedrooms

Driveway and Detached Garage

Front and Rear Gardens

Popular New Development

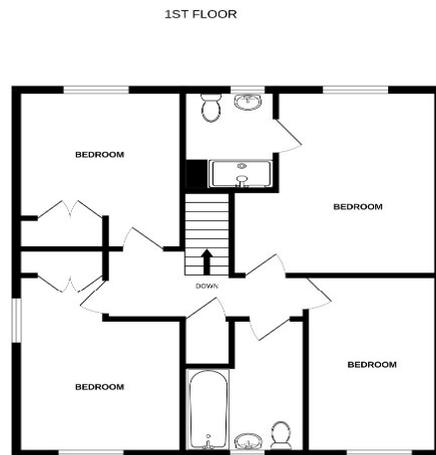
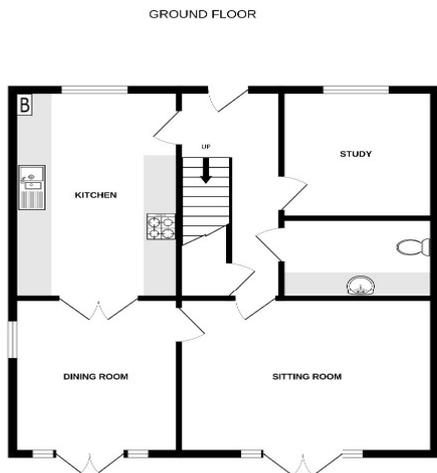
Separate Study / Optional Bedroom Five

Jenkinson Estates are pleased to bring to the market impressive detached home in the popular new development of Wellington Paddocks, Walmer. This particular home offers spacious accommodation throughout which really must be seen to be appreciated, including three reception rooms; a study, which could also be used as an additional bedroom, sitting room and dining room respectively. The property also boasts a fitted kitchen, which opens to the dining room via double doors. The ground floor is completed with a separate W.C / utility room. The first floor continues to impress with four bedrooms, all of which are doubles, while the master bedroom benefits from an en-suite shower room. The family bathroom completes the accommodation. Externally the property offers front and rear gardens, the rear garden is landscaped to include raised flowerbeds, a decking area with a free standing pergola. There is also the benefit of a paved driveway which allows for ample of street parking and a detached single garage. 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.



Estates Fee: £356.52p/a





Whilst every attempt has been made to ensure the accuracy of the floorplans 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;**

**Hallway**

15'9" x 6'4" (4.80m x 1.93m)

**Kitchen**

15'6" x 10'9" (4.72m x 3.28m)

**Dining Room**

12'8" x 10'7" (3.86m x 3.23m)

**Sitting Room**

15'6" x 12'8" (4.72m x 3.86m)

**Study**

9'9" x 8'8" (2.97m x 2.64m)

**Utility Room / W.C**

8'7" x 5'4" (2.62m x 1.63m)

**First Floor Landing**

**Bedroom One**

16'0" x 11'9" (4.88m x 3.58m)

**En-Suite Shower Room**

6'6" x 4'8" (1.98m x 1.42m)

**Bedroom Two**

13'2" x 10'10" (4.01m x 3.30m)

**Bedroom Three**

13'2" x 10'6" (4.01m x 3.20m)

**Bedroom Four**

12'5" x 8'4" (3.78m x 2.54m)

**Family Bathroom**

8'6" x 7'1" (2.59m x 2.16m)

**Front and Rear Gardens**

**Driveway and Detached Garage**

