



Jenkinson realestates

Belmont | Walmer

Deal

Asking Price £229,950

Freehold

53 SQ. Metres (570.49 SQ. Feet)

Council Tax: B

EPC Rating = D

Mid Terrace Home

Offering Two Bedrooms

Arranged Over Three Floors

Rear Garden

Secluded Location

Conservation Area

Jenkinson Estates are pleased to bring to the market this charming cottage, tucked away in the conservation area of Belmont, Walmer. This particular home is arranged over three floors and offers a sitting room, a kitchen / dining room and a bathroom to ground floor. The first floor continues with two double bedrooms, the front of these is currently used as a reading room. The property is completed with a basement, that provides multiple uses. Externally there is a good size rear garden, approaching 60ft in length. There is a right of access for adjoining neighbours which provides rear access at the end of terrace. The property is double glazed 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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**Jenkinson Estates**  
4 West Street, Deal, Kent, CT14 6AE

01304 373 984  
info@jenkinsonestates.co.uk  
www.jenkinsonestates.co.uk

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

13'3" x 10'9" (4.04m x 3.28m)

#### Kitchen / Dining Room

10'9" x 10'0" (3.28m x 3.05m)

#### Rear Lobby

#### Family Bathroom

6'3" x 5'5" (1.91m x 1.65m)

#### First Floor Landing

#### Bedroom One

11'0" x 10'1" (3.35m x 3.07m)

#### Bedroom Two

10'3" x 10'2" (3.12m x 3.10m)

#### Lower Ground Floor

#### Cellar

12'4" x 10'7" (3.76m x 3.23m)

#### Rear Garden

