



Jenkinson realestates

Trafalgar Drive Walmer

Deal

Asking Price £425,000

**Freehold**

124 SQ. Metres (1334.72 SQ. Feet)

Council Tax: D

EPC Rating = C

Modern Town House

Offering Four Bedrooms

Off Road Parking

Enclosed Rear Garden

Two En-Suite Shower Rooms

South-West Facing Garden

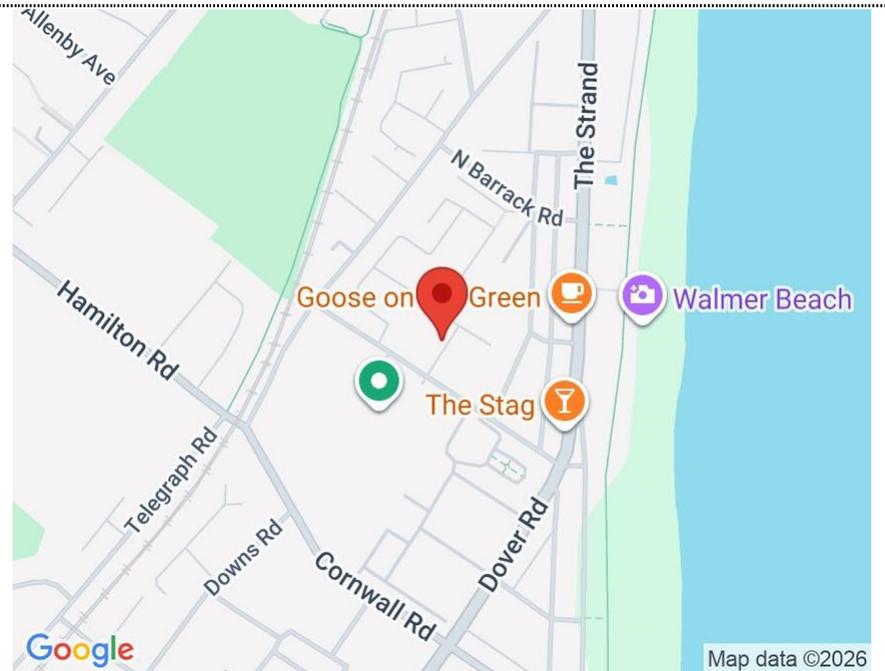
Jenkinson Estates are pleased to bring to the market this modern town house in the ever popular location of Trafalgar Drive, Walmer. The property, arranged over three floors, offers spacious accommodation throughout and really must be seen to be appreciated. Accessed via an entrance hallway, the property opens into a sitting room and the kitchen. The sitting room opens to the conservatory, which is currently being used as a dining room and opens to the rear south-west facing garden. The ground floor is completed with a separate W.C. The first floor continues to impress with three bedrooms, one of which benefits from an en-suite shower room and the family bathroom. The second floor offers an additional bedroom and an en-suite shower room. Externally the property has off road parking and an enclosed rear garden. The property is double glazed throughout and has a gas fired central heating system. A very nice example of these modern town houses, situated in an increasingly popular residential development. All viewings are by appointment and exclusively via Jenkinson Estates. (Vendor Suited)







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;

Hallway

Kitchen

10'4" x 8'5" (3.15m x 2.57m)

Sitting Room

15'7" x 13'6" (4.75m x 4.11m)

Dining Room / Conservatory

12'10" x 9'7" (3.91m x 2.92m)

Separate W.C.

6'2" x 2'9" (1.88m x 0.84m)

First Floor Landing

Bedroom

13'2" x 9'5" (4.01m x 2.87m)

En-Suite Shower Room

9'4" x 5'7" (2.84m x 1.70m)

Dressing Area

6'8" x 6'2" (2.03m x 1.88m)

Bedroom

11'2" x 8'4" (3.40m x 2.54m)

Bedroom

11'0" x 8'5" (3.35m x 2.57m)

Family Bathroom

6'7" x 6'3" (2.01m x 1.91m)

Second Floor Landing

Bedroom

24'6" x 15'7" (Max) (7.47m x 4.75m)

En-Suite Shower Room

7'4" x 6'0" (2.24m x 1.83m)

Rear Garden

Off Road Parking

