



Jenkinson realestates

Sandown Road

Deal

Asking Price £549,590

Freehold

92 SQ. Metres (990.28 SQ. Feet)

Council Tax: C

EPC Rating = D

Impressive Detached Home

Expansive Rear Gardens

Offering Two Bedrooms

Period Features in Abundance

Gated Off Road Parking

No Onward Chain Complications

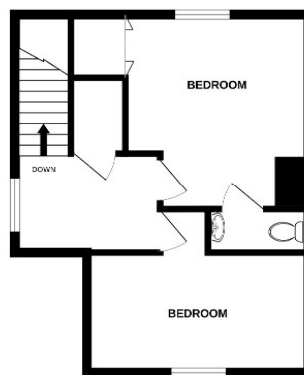
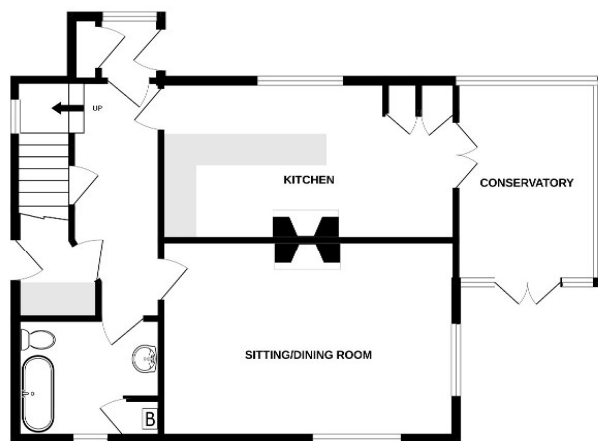
Jenkinson Estates are pleased to be able to bring to the market, for the first time in decades, this versatile detached home on Sandown Road, Deal. Situated just one road behind Deal's famous promenade and seafront, and with no onward chain complications, this really must be viewed. The property is accessed, via an entrance porch, and opening into a spacious tiled floor hallway which leads to a sitting room, family bathroom and a kitchen. This offers a feature fireplace, and leads to a conservatory. Opening from here is the rear garden which truly impresses, being almost 100ft in length and benefits from an outbuilding. The ground floor accommodation is completed with a utility room, which also provides side access to the garden. The first floor, continues to impress with a spacious landing and two double bedrooms, the master having the benefit of a separate W.C. The property also boasts many features including exposed floorboards, picture rails, tiled floors and shutters, giving this home a truly charming feel. Externally, as previously mentioned, the garden has the benefit of an outbuilding, that once completed could, with relevant permissions, be used as an Airbnb as would benefit from its own en-suite shower room. The property also has a hard standing which allows gated off road parking. This property sits on a dual plot which gives a true sense of space and really is ideal for anyone looking for a home located within walking distance of the town and seafront. The property has double glazing and a gas fired central heating system. All viewings are strictly by the appointed Sole Agent Jenkinson Estates.





GROUND FLOOR

1ST FLOOR



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;

Storm Porch
Hallway

Kitchen
15'9" x 11'9" (4.80m x 3.58m)

Conservatory
11'6" x 9'6" (3.51m x 2.90m)

Sitting Room
15'10" x 11'9" (4.83m x 3.58m)

Family Bathroom
7'9" x 7'8" (2.36m x 2.34m)

Utility Room

First Floor Landing

Bedroom One
13'3" x 10'11" (4.04m x 3.33m)

Bedroom Two
12'5" x 7'5" (3.78m x 2.26m)

Off Road Parking

Front and Rear Gardens

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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.

