



Jenkinson realestates

Sandown Place | Ark Lane

Deal

Asking Price £175,000

LH+ShareFH

43 SQ. Metres (462.85 SQ. Feet)

Council Tax: A

EPC Rating = C

Ground Floor Flat

Allocated Parking Space

Private Rear Garden

Offering One Bedroom

Close to Amenities

Share of Freehold

Jenkinson Estates are pleased to bring to the market this ground floor flat in the ever-popular Sandown Place, Deal. This property, with share of the freehold, really must be viewed to be appreciated. You enter the building via a communal hallway, giving access directly to the flat into the living room. This room is of a good size and has a feature bay window overlooking the allocated parking space and planting. From here you have access to the kitchen and inner hallway. The kitchen is well appointed, with large opening directly through to the living room enabling light and a sense of space to be enjoyed in the living space. There is also a door from here leading to the rear garden. The inner hallway has access to the bedroom, bathroom and airing cupboard. The bedroom is a good size double room, with built in wardrobe. The bathroom comprises of a three-piece suite, including bath with shower overhead. The private rear garden is low maintenance and patioed with the benefit of a shed, providing outside storage. There is rear access from the garden to the bin store and access onto Ark Lane. This property also benefits from an allocated parking space - a real bonus for a town centre location. This property is in a fantastic location, being close to the town centre, local amenities and only a couple of roads back from the beach. All viewings are by appointment only via the sole agents Jenkinson Estates.



Lease Information - Vendor Advises as of 07/2026:

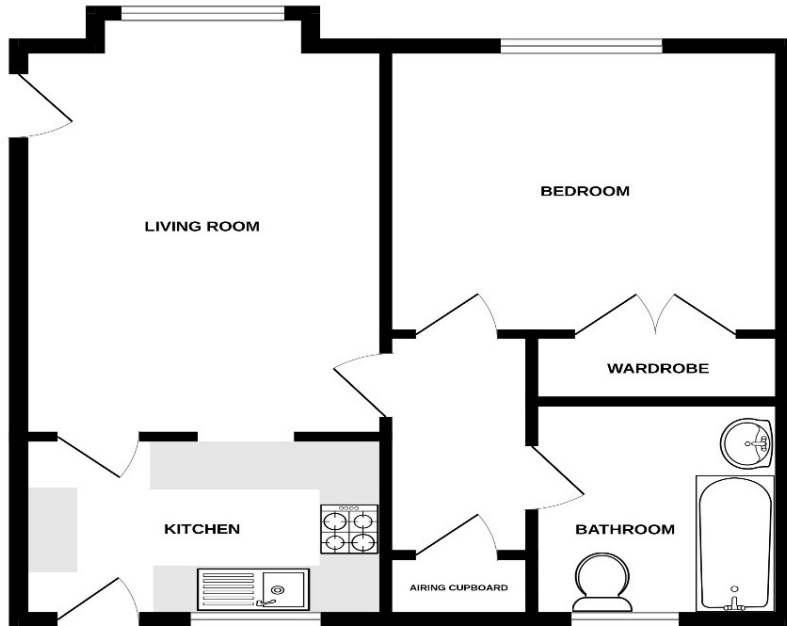
1/24th Share of Freehold

125 Year lease from 2004 (103 years remaining)

Service Charge £846 p/a



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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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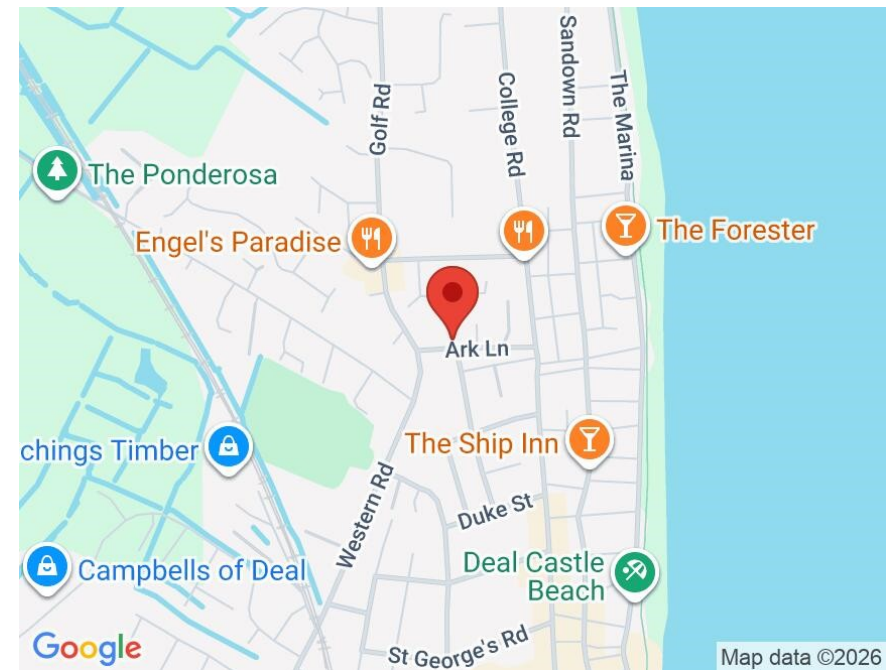
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings 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 Communal Hall

Living Room

16'9" x 11'7" (5.11m x 3.53m)

Kitchen

11'7" x 7'7" (3.53m x 2.31m)

Hallway

Bedroom

12'2" x 8'7" (3.71m x 2.62m)

Bathroom

7'10" x 5'5" (2.39m x 1.65m)

Rear Garden

