

A two-story brick house with a dark tiled roof and white gable ends. The house has five windows: two on the ground floor (left and right) and three on the first floor (left, center, and right). The windows are illuminated from within, showing warm yellow light. The central entrance features a black door with a silver handle and a small window, flanked by white pillars. A small tree is on the right side of the house, and a dark car is partially visible on the left. The sky is a deep blue.

Jenkinson realestates

Sea View Avenue | Walmer
Deal
Asking Price £725,000

Freehold

204 SQ. Metres (2193.68 SQ. Feet) (Inc Garage)

Council Tax: D

EPC Rating = B

Detached Home

Offering Five Bedrooms

Large Driveway and Double Garage

Enclosed Rear Gardens

Separate W.C. and Utility Room

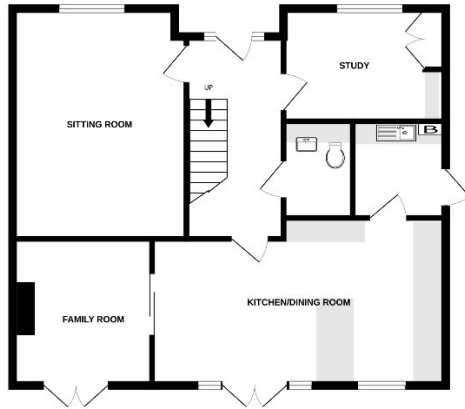
Two En-Suite Shower Rooms

Jenkinson Estates are pleased to bring to the market this impressive detached home situated on the popular modern development of Sea View Avenue, Walmer. This particular home, has been enhanced by the current owner, really must be viewed. Accessed into a spacious entrance hallway, the ground floor consists of a sitting room, study, an impressive kitchen / dining room which leads to a snug and a separate utility room. The ground floor is completed with a separate W.C. The first floor continues to impress with five bedrooms, two en-suite shower rooms and the family bathroom. Externally the property boasts an impressive paved driveway, allowing for ample off street parking, and leads to a detached double garage. There is planning permission approved for the "Conversion of existing garage to hobby room with external alterations" (DOV 25/00758). The rear garden has been tastefully landscaped to offer multiple seating areas including a raised decking area with a pergola, established flower beds and gated rear access. A truly lovely example of these modern houses, which has been added too, to give character including panelled walls, karndean flooring and feature fireplaces. All viewings are strictly by appointment via the Sole Agents Jenkinson Estates.

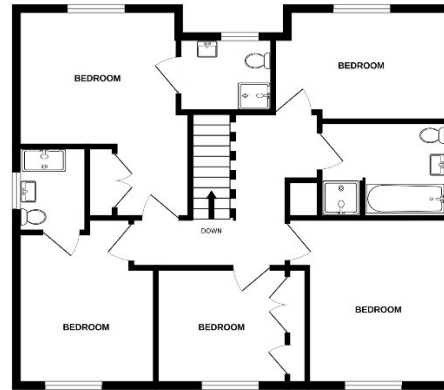




GROUND FLOOR



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;

Hallway

Sitting Room

16'0" x 12'10" (4.88m x 3.91m)

Study

11'7" x 10'7" (3.53m x 3.23m)

Kitchen / Dining Room

22'3" x 13'6" (6.78m x 4.11m)

Snug

11'7" x 10'7" (3.53m x 3.23m)

Utility Room

Ground Floor W.C.

First Floor Landing

Bedroom One

11'1" x 10'2" (3.38m x 3.10m)

En-Suite Shower Room

Bedroom Two

12'3" x 10'8" (3.73m x 3.25m)

En-Suite Shower Room

Bedroom Three

11'10" x 9'8" (3.61m x 2.95m)

Bedroom Four

13'5" x 8'4" (4.09m x 2.54m)

Bedroom Five

10'8" x 8'1" (3.25m x 2.46m)

Front and Rear Gardens

Driveway

Double Garage

19'8" x 18'8" (5.99m x 5.69m)

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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.

