



Jenkinson realestates

Hamilton Road |

Deal

£269,995

Freehold

Energy Performance Rating = C

Charming Bay Fronted Home

Picturesque Rear Gardens

Two Double Bedrooms

Spacious Bathroom

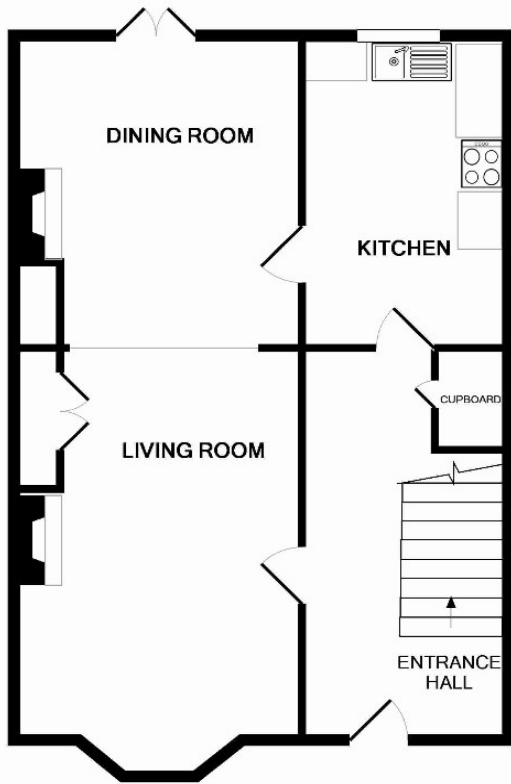
Gas Fired Central Heating System

Rear Gardens Of 80ft Plus

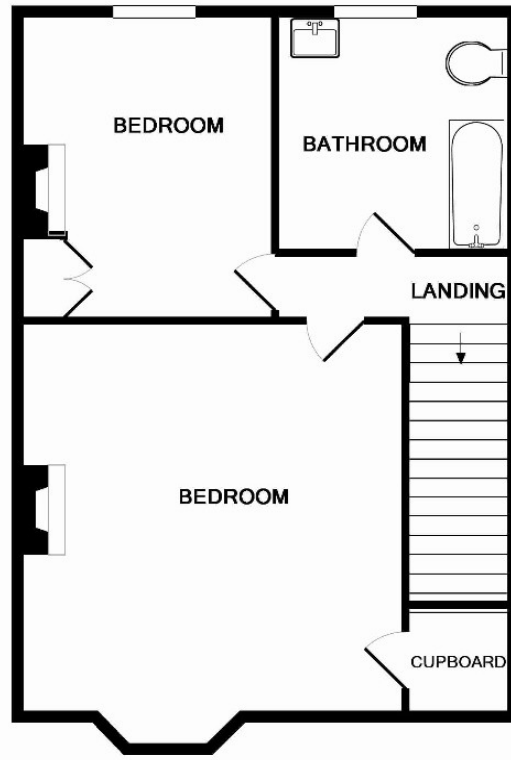
Jenkinson Estates are delighted to offer this lovely bay fronted 1900's home. This home is flooded with light, the main reception is open plan that provides a very good space that flows effortlessly into the dining area. This opens via French doors into the picturesque rear gardens. There are period details that sit well with modern comforts like the sealed unit double glazing sympathetically done to keep the character. The kitchen offers enough space for a breakfast table and again shares the same vista across the rear gardens. The first floor continues with the theme of space and light that defines this home. There are two double bedrooms, the main with an elegant bay that complements the period fireplace to make this a special room. The second is a light room that offers a tranquil outlook and feel, overlooking the rear gardens. The first floor is completed with the family bathroom that has a white three piece suite. Externally there is a rear garden that stretches beyond 80ft with a summerhouse.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2016

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

Entrance Hallway

Sitting Room/Dining Room
 27'2" x 10'9" (8.28m x 3.28m)

Kitchen
 11'9" x 6'4" (3.58m x 1.93m)

First Floor Landing

Bedroom One

14'4" x 13'8" (4.37m x 4.17m)

Bedroom Two

12'3" x 9'3" (3.73m x 2.82m)

Bathroom

Rear Garden
 Approximately 80ft

