



Jenkinson realestates

Duke Street |

Deal

Asking Price £475,000

Freehold

Energy Performance Rating = D

Immaculate Period Home
Four Piece Bathroom Suite

Southerly Aspect Rear Gardens
One Of Deal's Conservation Areas

Two Double Bedrooms
Walking Distance to Station

An amazing period property situated amongst one of Deal's famous Conservation areas. A most deceptive property, it offers an open plan lounge and dining room with oak flooring, solid oak staircase and doors. This then leads onto a newly refurbished kitchen with integrated appliances which then opens onto an amazing rear garden you just would not expect from a property nestled this far into Deal's town. The lower ground floor which has been professionally tanked is now used as another reception room with window and heating and makes a great area for visiting guests. Upstairs the property offers two bedrooms and a luxury four-piece bathroom suite. The rear garden itself is southerly aspect and with its extensive patio offers a great place to relax and unwind. It also benefits from a programmable pot watering system. A Studio / Summer house occupies the bottom of the garden. This has power and would make a great base for anyone working from home. The location of this property is another feature, situated in the heart of Deal, it is great for enjoying all that the vibrant town and seafront have to offer. This stunning home must be seen to truly appreciate and all viewings are strictly by appointment and exclusively via Jenkinson Estates.

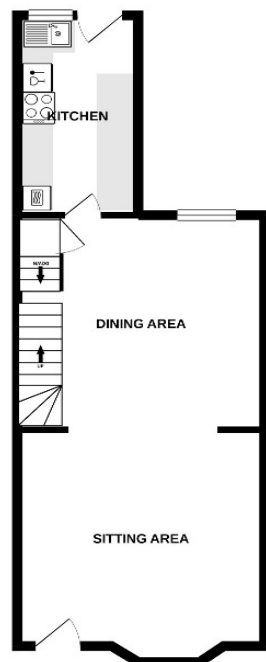
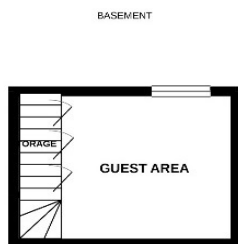


Council Tax Band C



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 operation or efficiency can be given.
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Accommodation

Sitting / Dining Room

Sitting Area

13'10" x 12'1" (4.22m x 3.68m)

Dining Area

13'10" x 11'2" (4.22m x 3.40m)

Guest Area Lower Ground Floor

12'6" x 9'3" (3.81m x 2.82m)

Kitchen

10'9" x 6'4" (3.28m x 1.93m)

First Floor Landing

14'2" x 5'4" (4.32m x 1.63m)

Master Bedroom

13'2" x 12'0" (4.01m x 3.66m)

Bedroom Two

11'1" x 7'5" (3.38m x 2.26m)

Bathroom

9'8" x 6'4" (2.95m x 1.93m)

Rear Garden

Approaching 40ft

Studio / Summer House

12'2" x 12'2" (3.71m x 3.71m)

Timber Shed

6'0" x 4'0" (1.83m x 1.22m)

Outside Storage Area

4'0" x 4'0" (1.22m x 1.22m)

Jenkinson Estates

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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.

