



Jenkinson realestates

Walmer Castle Road | Walmer

Asking Price £399,995

LH+ShareFH

Energy Performance Rating = D

Duplex Apartment
Garage En-Bloc to Rear

Offering Three Bedrooms
Roof Terrace and Balcony

Bay-Fronted Living Room
Impressive Views

Jenkinson Estates are pleased to bring to the market this duplex apartment in the popular historically building of Lee House, Walmer Castle Road, Walmer. The apartment is arranged over the first and second floors of this charming building and offers views across Walmer and out to the sea. The property, accessed via a communal hallway, offers a spacious bay-fronted living room, a spacious kitchen / dining room to the first floor. This level is completed by the family bathroom and a separate W.C. The second floor offers three bedrooms, two of these rooms have access to a roof terrace or balcony. Externally the property has the added benefit of a garage en-bloc. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates



Council Tax Band B

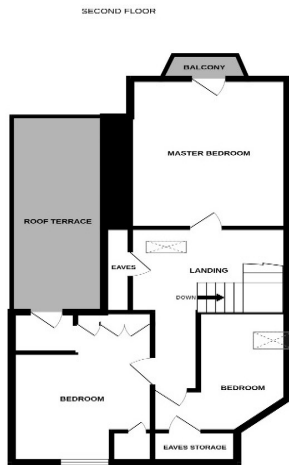
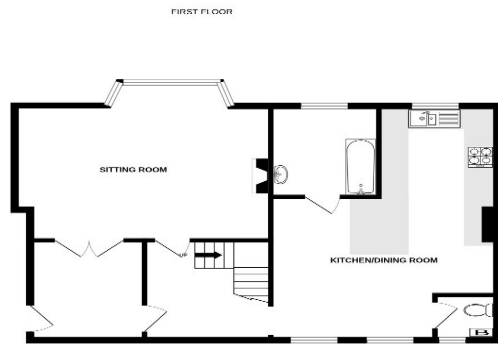
Vendor advises, as of 02/24;

1/10th Share of Freehold

87 Years Remaining on Lease

Outgoing - £1,500.00p/a



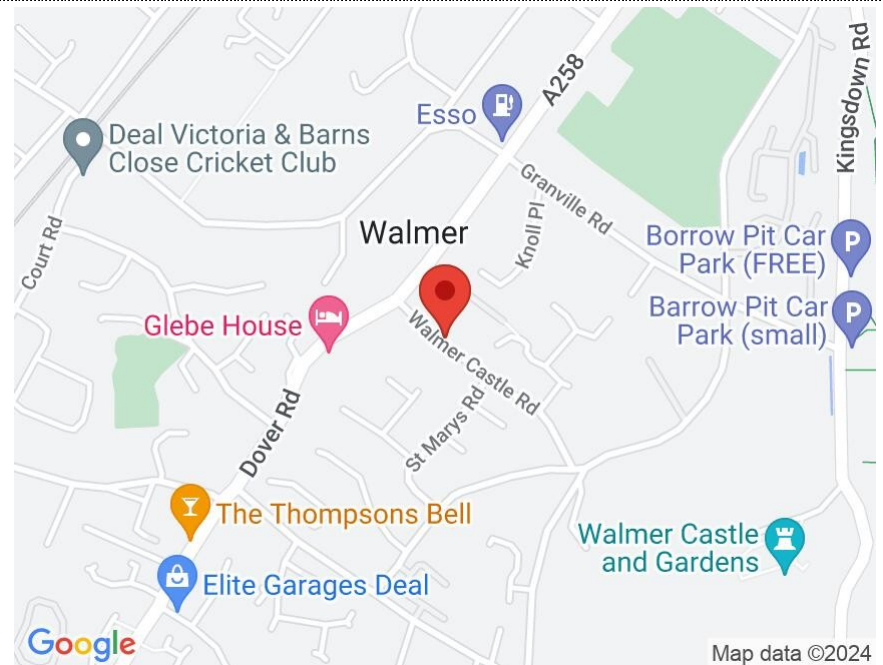


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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 5/2024

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

Communal Hallway

Stairs to First Floor

Entrance Hallway

Living Room

16'5" x 16'3" (5.00m x 4.95m)

Kitchen / Dining Room

22'6" x 16'3" (6.86m x 4.95m)

Family Bathroom

8'1" x 7'9" (2.46m x 2.36m)

Separate W.C

Second Floor Landing

9'4" x 6'6" (2.84m x 1.98m)

Bedroom One

14'9" x 9'4" (4.50m x 2.84m)

Balcony

Bedroom Two

12'6" x 11'0" (3.81m x 3.35m)

Bedroom Three

12'3" x 8'5" (3.73m x 2.57m)

Roof Terrace

Garage En-Bloc

