



Jenkinson realestates

St Richards Road

Deal

Asking Price £375,000

Freehold

131 SQ. Metres (1410.07 SQ. Feet)

Council Tax: B

EPC Rating = C

Extended Semi Detached Home

Offering Three Double Bedrooms

Open Plan Living Accommodation

Utility Room and Separate W.C.

Low Maintenance Gardens

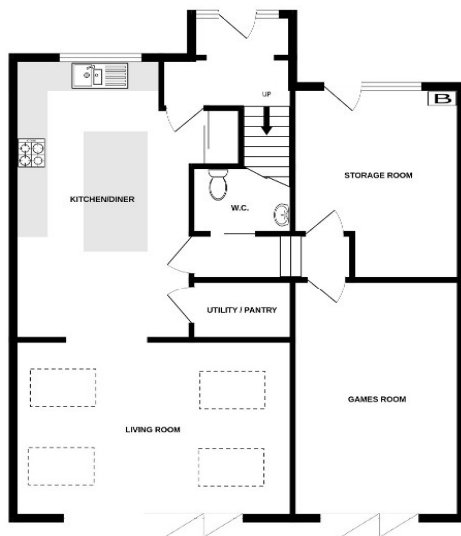
Dressing Room to Master Bedroom

Exclusively via Jenkinson Estates comes this impressive semi detached home in the popular location of St Richards Road, Deal. Having been updated and improved by the current owner, including the addition of a double side extension and front, plus a single extension to the rear giving this home a wealth of versatile accommodation. The property is accessed via an entrance hallway that leads into a spacious kitchen / dining room which is over 20ft in length and opens to the living room. This room, complete with large bi-folding doors, opens onto the rear south facing garden. The ground floor continues with a games room, again complete with south facing bi-folding doors, a storage room which could be utilised as a home office with its own door to the front. The ground floor is completed with a utility / pantry and an impressive separate W.C which has tastefully be decorated and has a feature bowl sink. The first floor offers three bedrooms, all of which are doubles, while the master has the benefit of a dressing room and French windows that open onto a flat roof. The master bedroom has vaulted ceilings and is dual aspect. The family bathroom completes the accommodation. The property also has distance sea views from all first floor windows that overlook the front elevation. There is also the benefit of a spacious loft that has a Velux window, giving potential for converting, with the relevant permissions. The property offers front and rear gardens, which are low maintenance including an artificial lawn to the rear. The property is double glazed and has a gas fired central heating system. A truly impressive home that really must be viewed to be appreciated. All viewings are strictly by appointments via the Sole Agent Jenkinson Estates

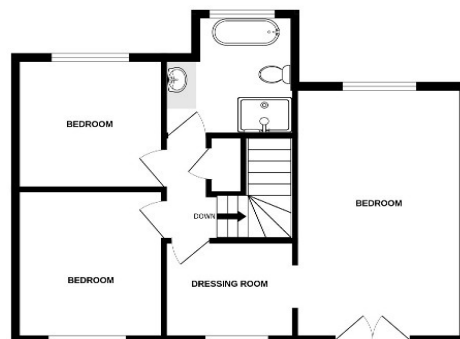




GROUND FLOOR



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

Kitchen / Dining Room

20'6" x 12'1" (6.25m x 3.68m)

Living Room

16'0" x 13'6" (4.88m x 4.11m)

Games Room

19'5" x 9'8" (5.92m x 2.95m)

Storage Room

9'8" x 8'7" (2.95m x 2.62m)

Utility / Pantry

W.C.

5'0" x 3'10" (1.52m x 1.17m)

First Floor Landing

Bedroom One

14'10" x 10'1" (4.52m x 3.07m)

Dressing Room

7'9" x 7'4" (2.36m x 2.24m)

Bedroom Two

10'10" x 10'1" (3.30m x 3.07m)

Bedroom Three

10'1" x 8'10" (3.07m x 2.69m)

Family Bathroom

7'1" x 5'1" (2.16m x 1.55m)

Front and Rear Gardens

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.

