



Jenkinson estates

Ardent Avenue

Deal

Asking Price £479,950

# Freehold

Energy Performance Rating = C

Popular And Sought After Location  
Offering Four Bedrooms

Town House  
Living Room/Dining Room

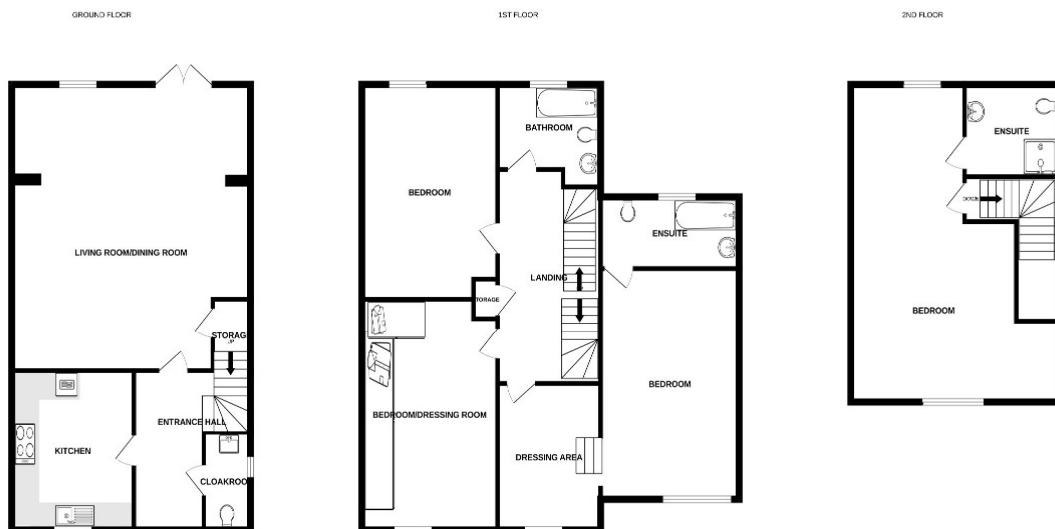
Arranged Over Three Floors  
Ground Floor W.C.

Jenkinson Estates are pleased to bring new to the market this beautifully presented town house in the ever popular location of Ardent Avenue, Walmer and comes to the market with No Onward Chain Complications. This home is arranged over three levels and offers versatile living. This home is set within a short walk from Walmer Seafront, Walmer Beach, far reaching promenade. The property offers spacious accommodation throughout and is accessed through a hallway which leads to the kitchen, and a living / dining room which is over 20ft in length and opens onto the rear garden. The ground floor is completed with cloakroom. The first floor offers three bedrooms and the family bathroom. The main bedroom on this level has the bonus of an en-suite bathroom. The top floor continues to impress with a large bedroom which approaching 25ft in length, and again offers the facility of an en-suite shower room. Externally there is a low maintenance garden with patio area and gated side access and shed, along with off road parking for two cars. The A very nice example of these modern town houses, situated in an increasingly popular residential development. All viewings are by appointment and exclusively via Jenkinson Estates.

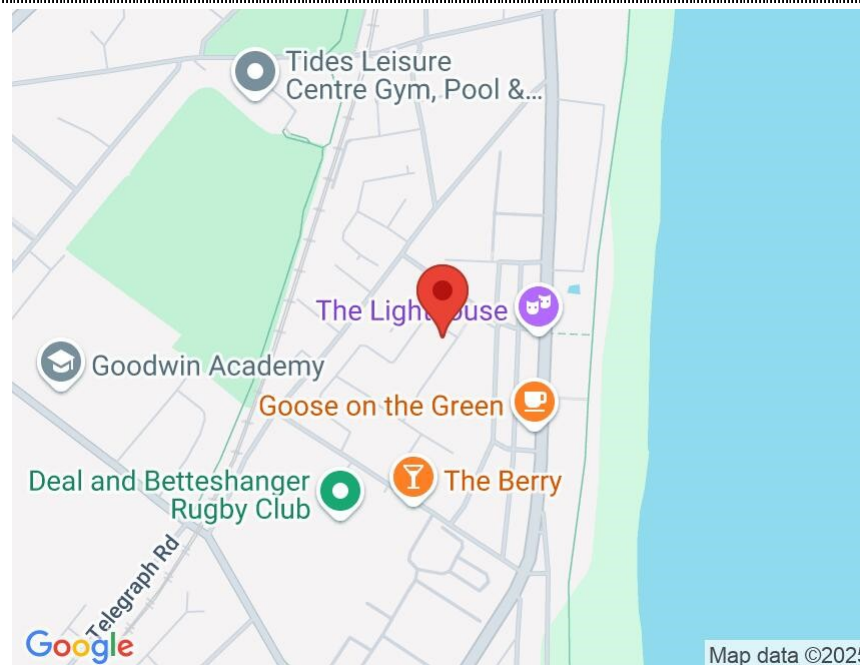


Council Tax Band E





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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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 Hall

11'3" x 3'9" (3.43m x 1.14m)

##### Cloakroom/W.C.

5'9" x 3'0" (1.75m x 0.91m)

##### Kitchen

11'4" x 8'3" (3.45m x 2.51m)

##### Living/Dining Room

20'4" x 15'6" (6.20m x 4.72m)

##### First Floor

##### Bedroom Three

12'1" x 9'0" (3.68m x 2.74m)

##### Bedroom Four/Dressing Room

10'1" x 9'1" (3.07m x 2.77m)

##### Bathroom

7'8" x 6'3" (2.34m x 1.91m)

##### Bedroom Two

13'3" x 9'1" (4.04m x 2.77m)

#### En-Suite Bathroom

8'9" x 4'8" (2.67m x 1.42m)

#### Second Floor

##### Bedroom One

24'7" x 15'8" (7.49m x 4.78m)

##### En-suite Shower

7'7" x 5'7" (2.31m x 1.70m)

#### Front Garden

#### Rear Garden

#### Driveway Parking

