



Jenkinson realestates

College Road

Deal

Asking Price £389,950



# Freehold

Energy Performance Rating = D

Deceptively Spacious Home

Arranged Over Three Floors

Offering Three /Four Bedrooms

Spacious Living /Dining Room

Off Road Parking to Rear

Close to Town Centre

Jenkinson Estates are pleased to bring to the market this Victorian, bay fronted terrace, situated in the popular location of College Road, Deal. Located just two roads back from Deal's seafront and promenade, this would make an ideal family home for someone looking to escape to the coast. The accommodation to the ground floor comprises of a spacious living / dining room, a kitchen, and a utility. This is completed with a W.C. The first floor continues to impress with three bedrooms and a shower room. There are stairs which leads to the fourth bedroom and a storage area. Externally the property offers an enclosed, low maintenance rear garden with rear access via an electric rolling gate. Viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



Council Tax Band C



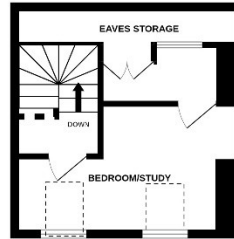
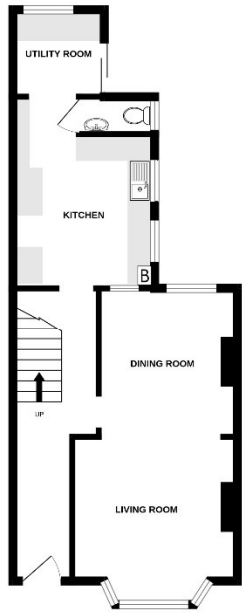




GROUND FLOOR

1ST FLOOR

2ND 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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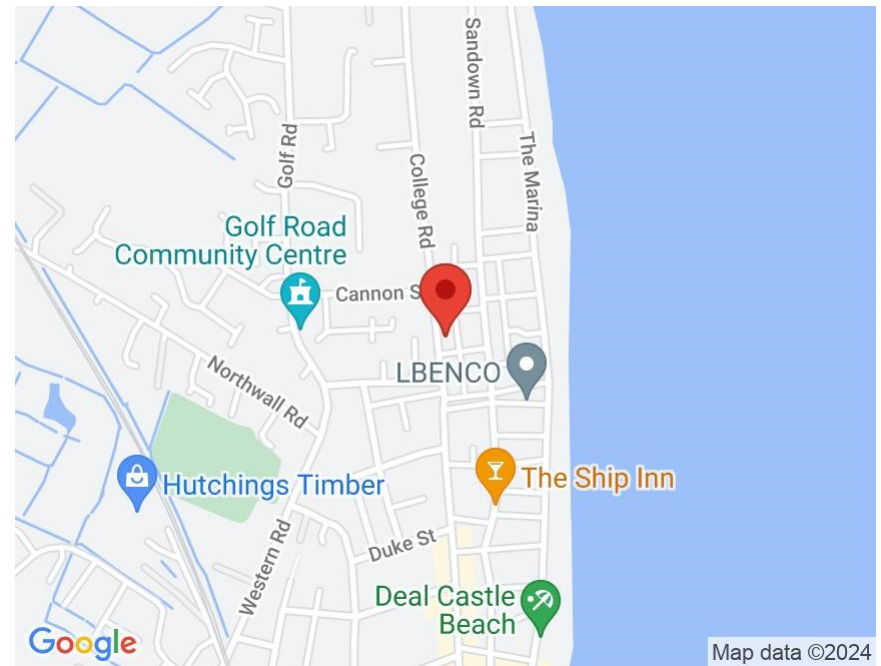
4 West Street, Deal, Kent, CT14 6AE

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 Hall

Living Room/ Dining Room  
27'4" x 12'4" (8.33m x 3.76m)

Kitchen  
14'3" x 9'7" (4.34m x 2.92m)

Separate W.C.

Utility Room  
6'0" x 5'5" (1.83m x 1.65m)

First Floor

Bedroom One  
14'5" x 13'6" (4.39m x 4.11m)

Bedroom Two  
12'0" x 9'6" (3.66m x 2.90m)

Bedroom Three

8'2" x 8'1" (2.49m x 2.46m)

Shower Room

Second Floor

Attic Room/Office

15'1" x 10'9" (4.60m x 3.28m)

Front Garden

Rear Garden

Parking

