



Jenkinson realestates

London Road

Deal

Asking Price £575,000

# Freehold

Energy Performance Rating = D

Substantial Family Home  
Off Road Parking

Arranged Over Four Floors  
Enclosed Rear Garden

Self Contained Lower Ground Floor Flat  
Close to Town and Amenities

Jenkinson Estates are delighted to be able to offer superb modern living in this elegant town house situated with walking distance to Deal's mainline railway station, town centre and seafront. Arranged over four floors, this property offers a wealth of well presented living accommodation, and has the quintessential high ceilings found in a home such as this. The ground floor offers a spacious dining room that is open to the well appointed kitchen. This level is completed with a utility room. The first floor continues with a spacious sitting room and a bedroom, which opens to a balcony with views across the rear garden. A separate W.C. completes this level. The second floor offers an additional two bedrooms and a spacious bathroom. The third floor offers an additional bedroom with en-suite bathroom. The lower ground floor is currently configured as a self contained one bedroom apartment, with private access from the front via an external staircase. The property has off road parking to the front and enclosed garden to the rear, which is approaching 45ft in length. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



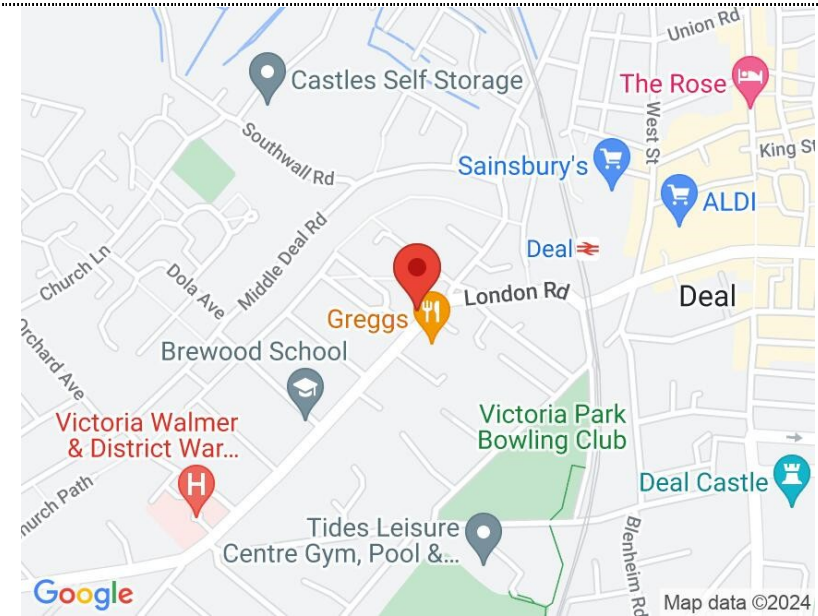
Townhouse - Council Tax Band D

Lower Ground Floor Flat - Council Tax Band 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 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 Via;

#### Hallway

#### Dining Room

14'8" x 13'10" (4.47m x 4.22m)

#### Kitchen

13'9" x 11'11" (4.19m x 3.63m)

#### Utility Room

5'5" x 5'0" (1.65m x 1.52m)

#### First Floor Landing

#### Living Room

19'3" x 13'10" (5.87m x 4.22m)

#### Bedroom Two

12'1" x 11'10" (3.68m x 3.61m)

#### Balcony

#### W.C

#### Second Floor Landing

#### Bedroom Three

13'9" x 11'2" (4.19m x 3.40m)

#### Bedroom Four

13'10" x 7'11" (4.22m x 2.41m)

#### Family Bathroom

12'2" x 12'1" (3.71m x 3.68m)

#### Third Floor

#### Bedroom One

16'4" x 15'1" (4.98m x 4.60m)

#### En-Suite Bathroom

#### Lower Ground Floor

#### Living / Dining Room

18'5" x 13'1" (5.61m x 3.99m)

#### Kitchen

11'0" x 5'3" (3.35m x 1.60m)

#### Bedroom

13'1" x 11'2" (3.99m x 3.40m)

#### Bathroom

#### Rear Garden

#### Off Road Parking

