



Jenkinson realestates

Out Downs

Deal

Asking Price £385,000



# Leasehold

Energy Performance Rating = B

Duplex Apartment  
Spacious Balcony

Offering Two Bedrooms  
En-Suite and Dressing Room

Open Plan Living Accommodation  
Gated Allocated Parking

Jenkinson Estates are pleased to be able to bring to the market this duplex flat that is arranged over the top two floors in the popular development of Out Downs, Deal. This apartment is accessed via an entrance hallway, complete with a utility cupboard, that leads to the two double bedrooms and family bathroom. The master bedroom offers an en-suite shower room as well as a study / dressing room. This level is completed with a separate W.C. The property continues with a staircase leading to the top floor, that offers an open plan living, dining and kitchen. This floor commands unrivalled views front and back including distant sea views from the living area, while the private balcony offers views across North Deal and the surrounding countryside in the distance. The property has an allocated space for parking in the gated carpark. There is also the benefit of a communal bike store along with a bin store. The property is accessed via an entrance foyer with an entry phone system and lift access to the second floor. This duplex flat is a genuine alternative to a house which is within walking distance to all the town of Deal has to offer. This must be seen to be truly appreciated and is available exclusively via Jenkinson Estates.

Council Tax Band C

Vendor advises, as of 08/2024;

Lease Length 125 Years from 2014

Service Charge - £2,500p/a (approx.)

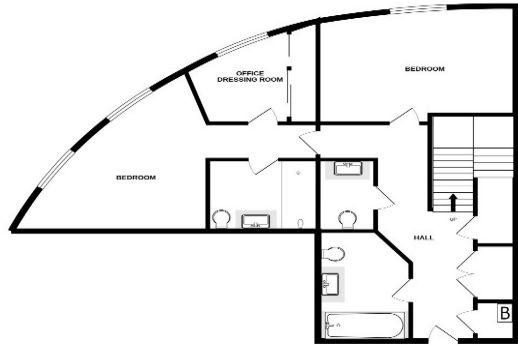




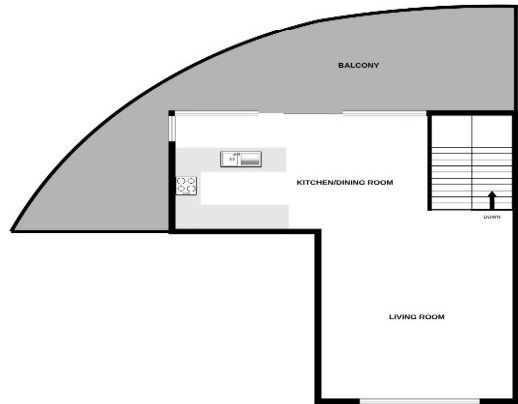




SECOND FLOOR



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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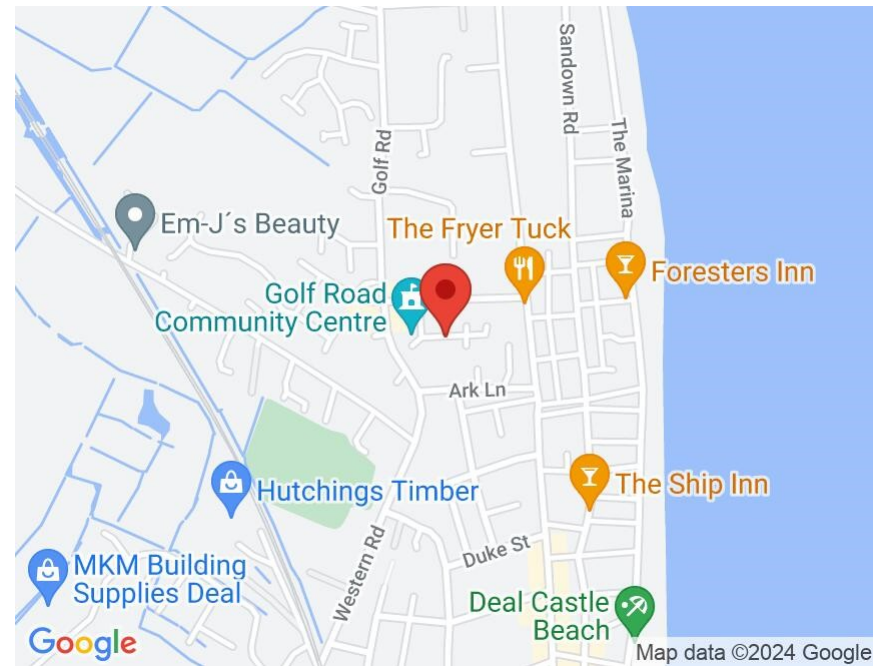
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings 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;  
Communal Hallway with Stairs or Lift  
Second Floor

Apartment Entrance  
Hallway

Bedroom One  
24'2" x 14'0" (7.37m x 4.27m)

Study / Dressing Room  
11'0" x 10'4" (3.35m x 3.15m)

En-Suite Shower Room

Bedroom Two

14'11" x 10'5" (4.55m x 3.18m)

Family Bathroom  
Separate W.C.

Third Floor

Open Plan Living / Dining and Kitchen  
28'11" x 23'0" (8.81m x 7.01m)

Private Balcony

Gated Allocated Parking

