



Jenkinson realestates

Beech Tree Avenue | Sholden Fields  
Deal  
Asking Price £357,500



# Freehold

Semi Detached Home

Front and Rear Gardens

Jenkinson Estates are pleased to bring to the market this substantial family home situated on the outskirts of the popular development of Sholden Fields. This semi detached home which over looks the village cricket ground really must be viewed to be appreciated. Accessed via an entrance hallway, the ground floor offers a spacious sitting / dining room, with double doors leading to the rear garden, the kitchen and a separate W.C. The first floor continues to impress with two bedrooms and the family bathroom, which is accessed from the landing and one of the bedrooms. The second floor offers the master bedroom and an en-suite shower room. Externally the property has front and rear gardens, connected with a side access. The rear garden is low maintenance with faux-grass and a decking seating area. The property also benefits from parking and a garage, which is connected via a rear door to the garden. The property is double glazed throughout and has a gas fired central heating system. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.

Council Tax Band D

Vendor Advises, as of 03/25;

Estates Charge - £300p/a

Offering Three Bedrooms

En-Suite to Master



Energy Performance Rating = TBC

Garage and Parking to Rear

Popular Development

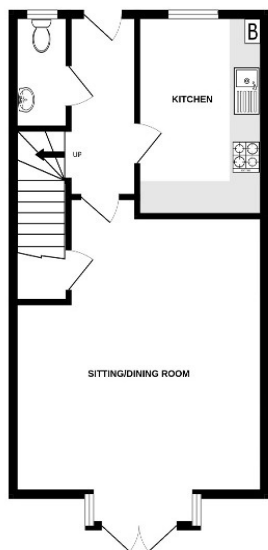




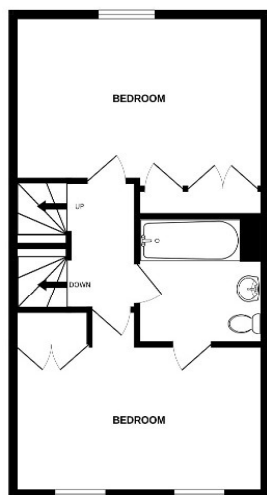




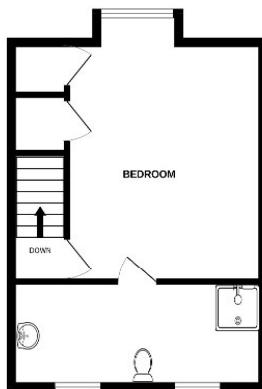
GROUND FLOOR



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.  
Made with Metrispice 6/2025

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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  
Separate W.C.

### Kitchen

16'3" x 6'5" (4.95m x 1.96m)

### Living / Dining Room

18'8" x 13'5" (5.69m x 4.09m)

### First Floor Landing

### Bedroom

13'0" x 10'8" (3.96m x 3.25m)

### Bedroom

13'3" x 7'9" (4.04m x 2.36m)

### Jack & Gill Bathroom

8'0" x 6'0" (2.44m x 1.83m)

### Second Floor

### Bedroom

19'11" x 9'2" (6.07m x 2.79m)

### En-Suite Shower Room

13'3" x 5'4" (4.04m x 1.63m)

### Front and Rear Gardens

### Parking and Garage

