



Jenkinson realestates

Sea View Avenue
Walmer
Asking Price £370,000

Freehold

Energy Performance Rating = B

Modern Semi Detached Home
Front and Rear Gardens

Offering Three Bedrooms
En-Suite to Master Bedroom

Driveway
Popular New Development

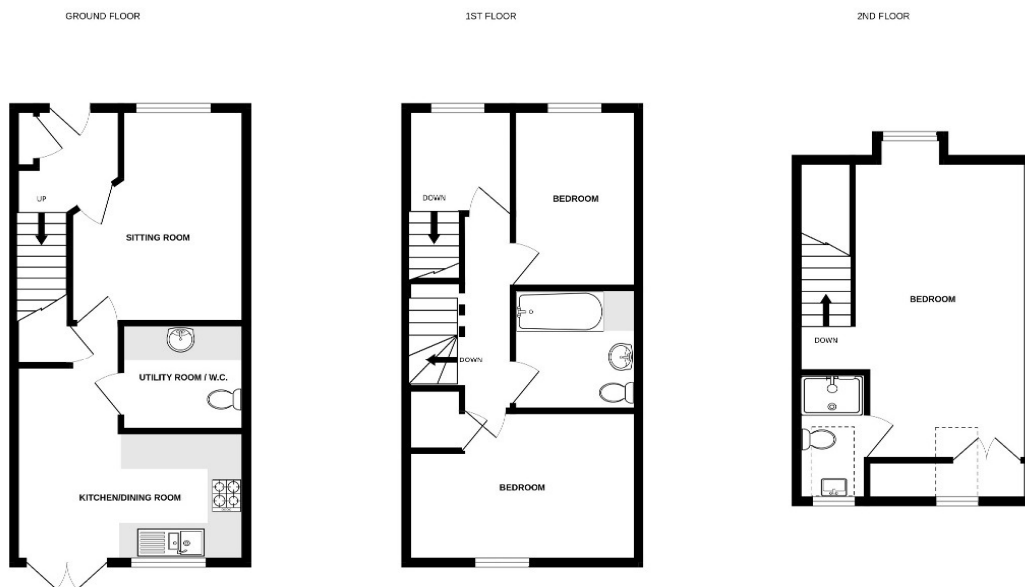
Jenkinson Estates are pleased to bring to the market in the new development of Wellington Paddocks, Walmer. This particular home is situated on Sea View Avenue and is arranged over three floors and really must be seen to be appreciated. Accessed via entrance hallway that opens to a sitting room, which in turn leads to the kitchen / dining room that has double doors opening onto the rear garden. The ground floor is completed with a utility room / W.C. and a large storage cupboard. The first floor continues to impress with two double bedrooms and a family bathroom. The second floor comprises of the master bedroom, an en-suite shower room and storage. Externally the property offers front and rear gardens with a paved driveway to the side of the property. The property also benefits from a garage, which has been divided into a home bar and a store. 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

Estate Charge - Approx. £200p/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;
Porch

Sitting Room
13'7" x 10'5" (4.14m x 3.18m)

Kitchen / Dining Room
13'10" x 11'11" (4.22m x 3.63m)

Ground Floor W.C. / Utility Room
6'9" x 5'6" (2.06m x 1.68m)

First Floor Landing

Bedroom Two
11'8" x 6'9" (3.56m x 2.06m)

Bedroom Three
14'1" x 9'3" (4.29m x 2.82m)

Second Floor
Master Bedroom
19'0" x 14'1" (5.79m x 4.29m)
Front and Rear Garden

Driveway

Garage / Store
8'2" x 6'9" (2.49m x 2.06m)
Home Bar
11'9" x 8'2" (3.58m x 2.49m)

