



Jenkinson realestates

Albert Road |

Deal

Asking Price £325,000



# Freehold

Energy Performance Rating = C

Recently Enhanced & Improved

No Onward Chain

Versatile Accommodation

Two / Three Bedrooms

Open Plan Living Space

First Floor Bathroom

\*\*\* CASH BUYERS ONLY \*\*\* Jenkinson Estates are pleased to be able to bring to the market this semi-detached home close to the town centre of Deal. This particular home is of timber frame construction built in the post war years of the 1940's, situated within walking distance of the vibrant town centre of Deal and within easy reach of the mainline railway station with its fast train links to London St Pancras. Having undergone a programme of refurbishment this home is ready to move into. The schedule of works not only included new kitchen, bathroom and the addition of a ground floor shower room, neatly positioned off the rear extension, that could be a third bedroom if required, but insulation to the external walls, followed by silicone render to improve the thermal values, making it closer to modern day building regulations. The ground floor accommodation is completed with an open plan reception room that spans over 30ft (9.14m ). The first floor offers two double bedrooms and a good size family bathroom.

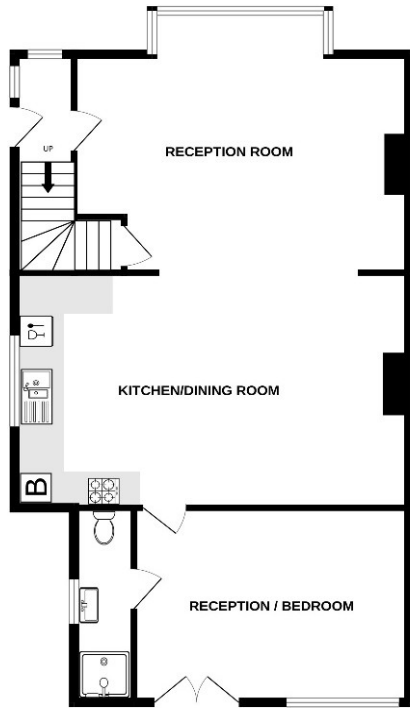




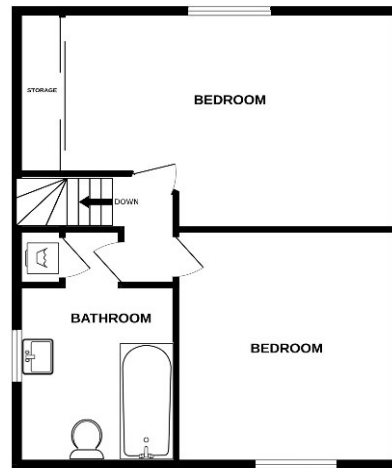




GROUND FLOOR



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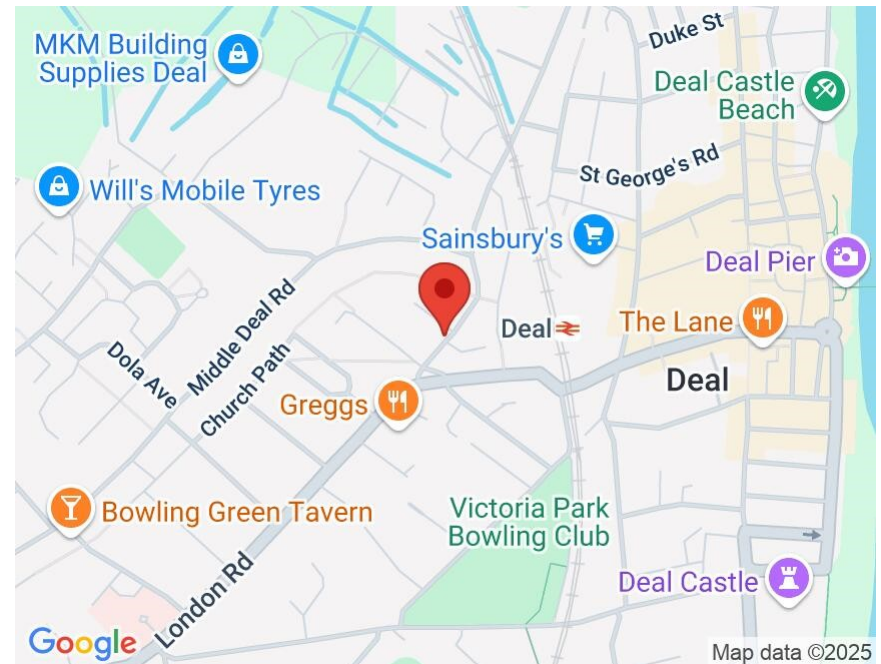
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings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

Sitting Room Open Plan To Kitchen Dining  
Area

15'9" (into Bay) x 14'3" (4.80m x 4.34m)

Open Plan Kitchen / Dining Area  
15'3" x 9'7" (4.65m x 2.92m)

Bedroom 3 / Office / Garden Room  
9'4" x 9'1" (2.84m x 2.77m)

Ground Floor Shower Room / En-suite

### First Floor

Bedroom One

13'4" (Max) x 11'4" (Max) (4.06m x 3.45m)

Bedroom Two

9'8" x 9'1" (2.95m x 2.77m)

Family Bathroom

9'4" x 5'9" (2.84m x 1.75m)

Front and Rear Gardens

Off Street Parking

