



Jenkinson realestates

Balmoral Road Kingsdown

Deal

Asking Price £449,950



Freehold

114 SQ. Metres (1227.09 SQ. Feet)

Council Tax: D

EPC Rating = C

Linked Detached Bungalow

Offering Three Bedrooms

Kitchen/Breakfast Room

Living Room

Kitchen/Breakfast Room

Family Bathroom

Jenkinson Estates are pleased to bring to the market this deceptively spacious linked detached bungalow in the popular residential location of Balmoral Road, Kingsdown. This well presented bungalow comes to the market with no onward chain complications and really must be viewed to be appreciated. The property is arranged with two double bedrooms overlooking the front elevation with a further double bedroom which offers a walk-in-wardrobe, there is a spacious family bathroom which offers a fire piece suite to include Jacuzzi Bath and a separate shower. There is a spacious kitchen/breakfast room that overlooks the rear garden and also gives access to the living room which again overlooks the rear gardens and also offers a woodburning stove. There is a laid to lawn and patio garden to rear which is very private and overlooks shrubland and a very distant sea view. There is parking to the front of the property for four cars and an extended single garage. The property offers a gas fired central heating system and double glazing. All viewings are strictly through the appointed Sole Agents Jenkinson Estates

Council Tax Band D









## GROUND FLOOR

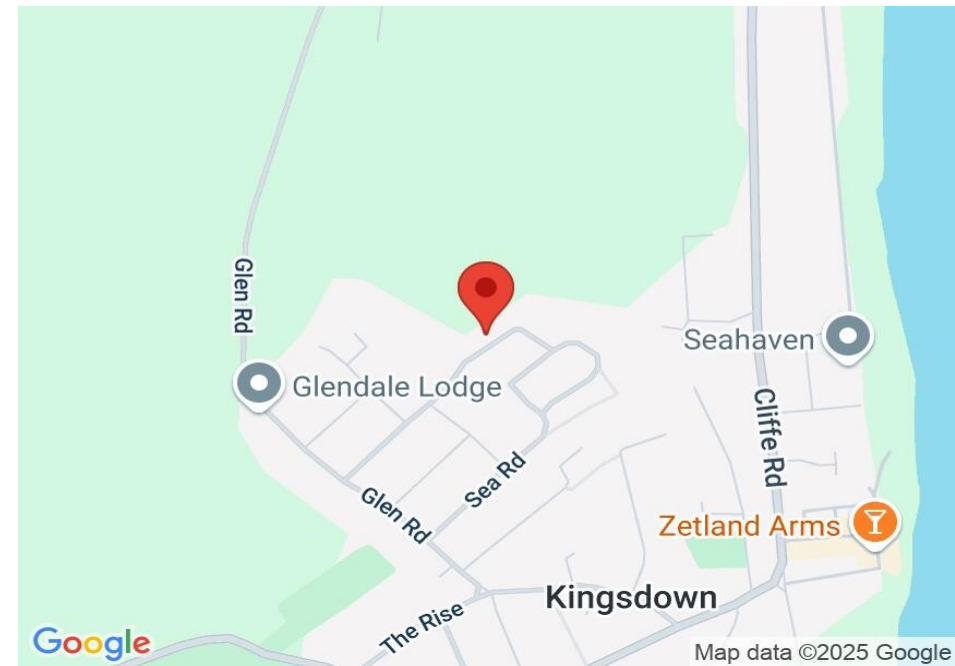


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be read as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 3.0/25

**Jenkinson Estates**  
4 West Street, Deal, Kent, CT14 6AE

01304 373 984  
info@jenkinsonestates.co.uk  
www.jenkinsonestates.co.uk

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

#### Lobby

#### Entrance Hall

21'0" x 6'3" (6.40m x 1.91m)

#### Bedroom One

10'6" x 14'9" (3.20m x 4.50m)

#### Bedroom Two

11'11" x 10'9" (3.63m x 3.28m)

#### Bedroom Three

11'0" x 9'8" (3.35m x 2.95m)

#### Family Bathroom

11'6" x 11'11" (3.51m x 3.63m)

### Kitchen /Breakfast Room

21'7" x 10'5" (6.58m x 3.18m)

### Living Room

16'4" x 14'9" (4.98m x 4.50m)

### Garage

22'0" x 8'7" (6.71m x 2.62m)

### Off Road Parking

### Rear Garden

