Jenkinson estates

Balmoral Road | Kingsdown

Deal

Asking Price £449,950

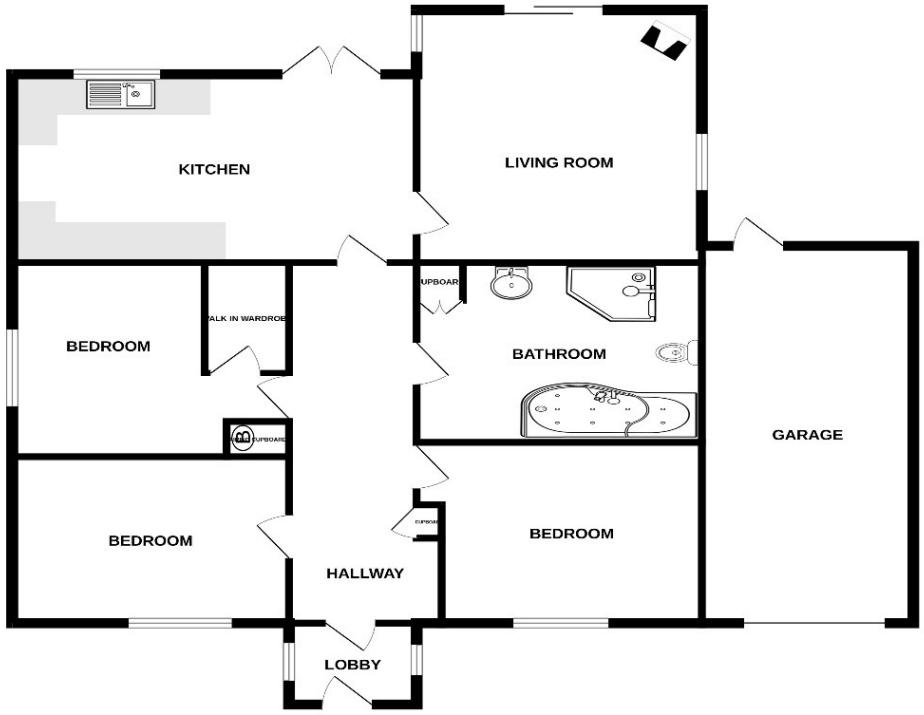
Freehold | 114 SQ. Metres (1227.09 SQ. Feet) | Council Tax: D | EPC Rating = C

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 has 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

GROUND 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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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

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.