



Jenkinson realestates

Sandown Road

Deal

Asking Price £239,950



**Leasehold**

62 SQ. Metres (667.36 SQ. Feet)

Council Tax: A

EPC Rating = D

Unusual Ground floor Flat  
Living Room

Arranged Over Two Floors  
Kitchen

Offering Two Bedrooms  
In Need Of Some Updating

Jenkinson Estates are delighted to offer this unusual maisonette located on the stunning sea front location of Sandown Road, Deal and gives easy access to the nearby golf course. This unique home comes to the market with no onward chain complications and is available for immediate viewings. The property is arranged with steps leading up to the entrance hall and doors leading to bedroom/dining room and the master bedroom, there is a spacious bathroom and steps leading down the kitchen. There is access from the kitchen with stairs leading down the lower ground floor and the living room which also gives access to the communal gardens. This particular property offers a garage plus parking in front of the garage. The property does need some updating but would make a very nice second home or a home for a first-time buyer. All viewings are strictly through the appointed Sole Agents Jenkinson Estates.

Maintenance £600.00 per annum

Lease 999 years from March 2017 (Share of Freehold)

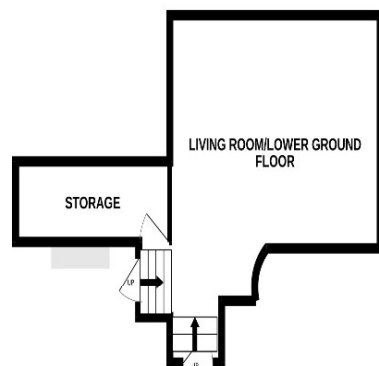




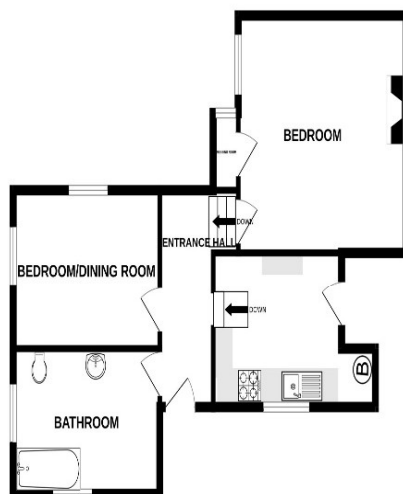




LOWER GROUND FLOOR



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

Entrance Hall

Bathroom

10'9" x 9'0" (3.28m x 2.74m)

Kitchen

13'1" x 7'1" (3.99m x 2.16m)

Bedroom/Dining Room

13'0" x 11'0" (3.96m x 3.35m)

Bedroom

14'0" x 10'5" (4.27m x 3.18m)

Craft Room/Small Study

6'0" x 3'1" (1.83m x 0.94m)

Second Entrance Hall

## Lower Ground Floor

Living Room

17'9" x 15'3" (5.41m x 4.65m)

Communal Gardens

Garage

Parking

Jenkinson Estates

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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.

