



Jenkinson realestates

Oak Street & Chapel Street |

Deal

Asking Price £1,350,000

# Freehold

Energy Performance Rating = TBC

Truly Remarkable One-Off Home

Extended To Create a Separate Dwelling

Arranged As One by Current Owners

Dual Post Codes and Entrances

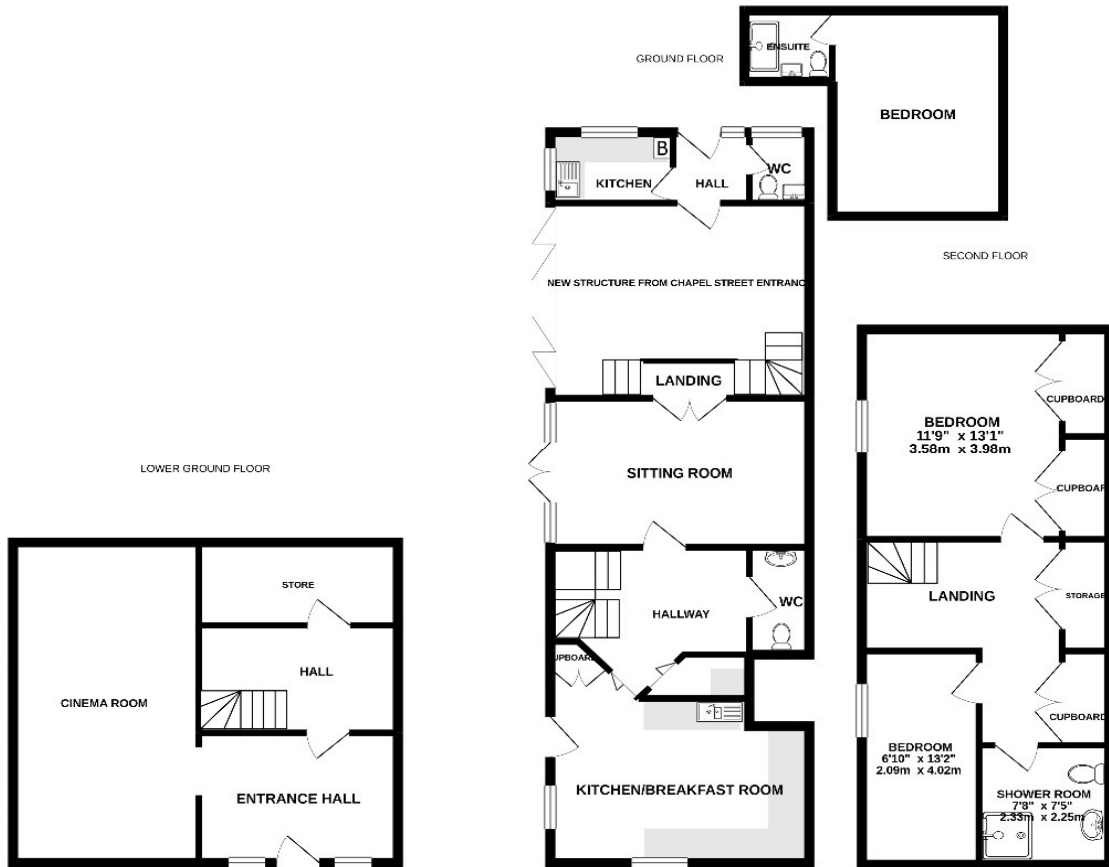
On Two Separate Titles

Gated Off Street Parking

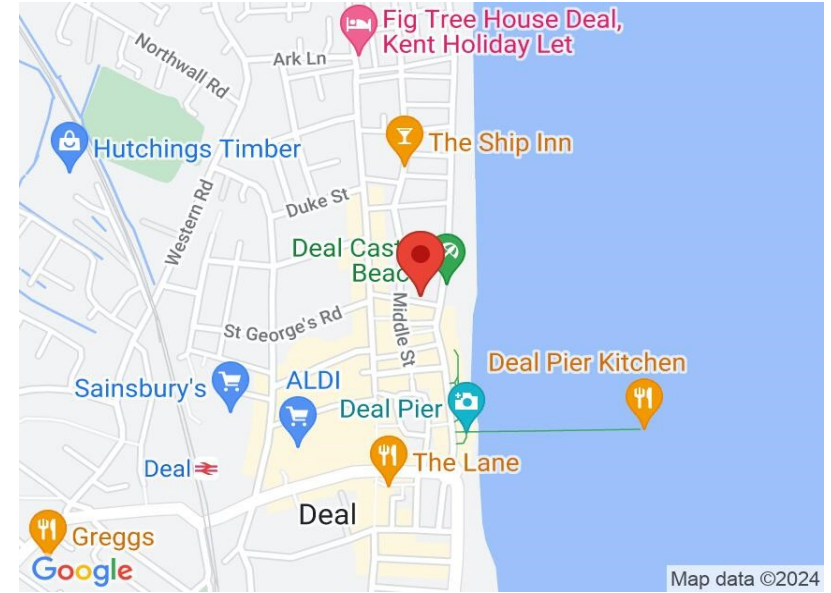
Exclusive to Jenkinson Estates and new to the market comes this very special home in the heart of Deal's famed Conservation Area. A versatile and truly amazing home that can only be fully understood from viewing. The original part of this home is arranged over three levels and from the Oak Street entrance immerses you in a bygone era. A reception hall opens to a cinema room that is formed in the arched tunnels, the perfect place for entertaining in this subterranean part of the home. An inner hall with a staircase to the ground floor and further cellar room complete this level. The ground floor in the original part of the home offers well-furnished kitchen / diner which has access to the first of the two gardens. There is a utility and W.C before you enter the sitting room, the hallway again has a staircase that leads to the first floor. On the first floor you will find the two double bedrooms and a luxury shower room, all tastefully done to be in keeping with the period. On the ground floor, from the sitting room is where things really change. You enter the new addition to this amazing property.







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**

- Oak Street**
- Lower Ground Floor Entrance Hall**  
14'4" x 12'12" (4.37m x 3.96m)
- Reception / Cinema Room**  
32'2" x 11'9" (9.80m x 3.58m)
- Office / Cellar Room**  
12'1" x 10'8" (3.68m x 3.25m)
- Ground Floor**
- Landing/Hallway**  
11'4" x 6'6" (3.45m x 1.98m)
- Kitchen/Diner**  
18'4" x 12'0" (5.59m x 3.66m)
- Utility Area**  
4'3" x 4'0" (1.30m x 1.22m)
- W.C**
- Sitting Room**  
14'7" x 11'9" (4.45m x 3.58m)
- Second Floor Landing**
- Double Bedroom**  
12'10" x 12'3" (3.91m x 3.73m)

- Double Bedroom**  
14'2" x 9'1" (4.32m x 2.77m)
- Luxury Shower Room**
- Chapel Street**
- Entrance Hallway**  
11'4" x 6'6" (3.45m x 1.98m)
- Kitchen**  
9'5" x 5'11" (2.87m x 1.80m)
- Cloakroom W.C ( Potential Shower Room )**  
7'10" x 5'12" (2.39m x 1.83m)
- Reception Room**  
19'3" x 19'3" (5.87m x 5.87m)
- Mezzanine Floor**
- Master Bedroom**  
25'1" x 13'3" (7.65m x 4.04m)
- Luxury En-Suite**
- Gate House**
- Garden & Gated Parking Oak Street Home**
- Garden & Gated Parking Chapel Street**