



Number  
One

Blue car park sign: P Max. Sat 11.30am - 5.30pm 2 hours within 1 mile of Deal. Permitted vehicles exempt.

# Jenkinson

realestates

Ranelagh Road

Deal

Asking Price £585,000

# Freehold

Energy Performance Rating = C

Substantial Period Home  
Immaculate Throughout

Offering Five Bedrooms  
In The Heart Of Deal

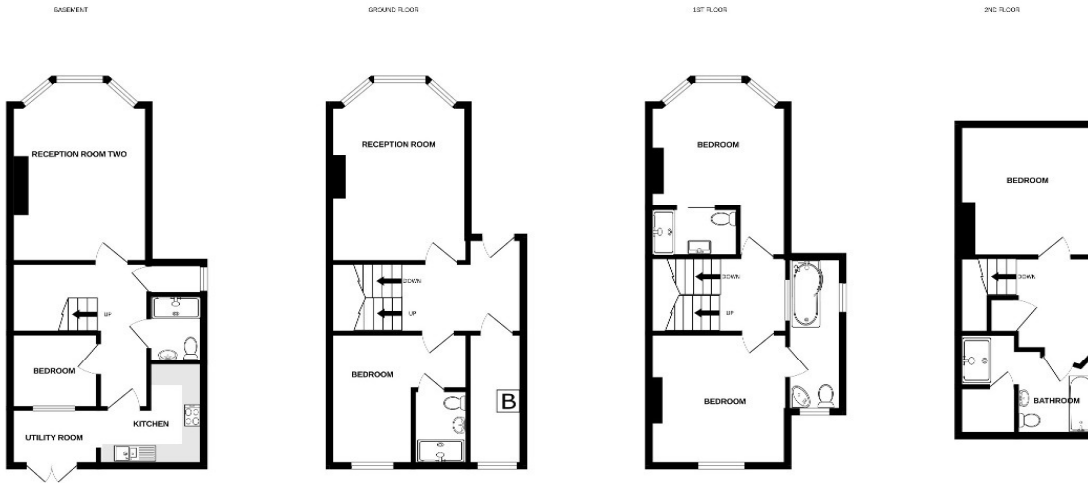
Four En-Suite Bedrooms  
Rear Garden and Side Access

Jenkinson Estates are pleased to bring to the market this stylish and contemporary Victorian Villa situated a few metres from the far reaching promenade and sea front at Deal. A truly wonderful and commanding home in the town centre. The property offers spacious accommodation throughout and is arranged over four floors. This has its own garden with access to the side. There is a total of four, very well presented, en-suite rooms that are arranged over the three floors above. This is all within a short walk of the mainline railway station with its fast links to London St Pancras. The property is currently trading as "Number One B&B" and could be sold as a going concern with further negotiations. Trading accounts are available and we welcome any further questions around the options for buying as a business. The website for the business can be found at [numberonebandb.co.uk](http://numberonebandb.co.uk). Viewing is strictly by appointment only and via Jenkinson Estates.



Council Tax - TBC





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

Access Via;

### Entrance Hallway

### Reception Room One

14'8" x 13'5" (4.47m x 4.09m)

### Bedroom One

13'6" x 10'10" (4.11m x 3.30m)

### En-Suite Shower Room

5'1" x 3'8" (1.55m x 1.12m)

### First Floor Landing

### Bedroom Two

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

### En-Suite Shower Room

8'5" x 3'3" (2.57m x 0.99m)

### Bedroom Three

13'7" x 11'4" (4.14m x 3.45m)

### En-Suite Bathroom

10'10" x 4'1" (3.30m x 1.24m)

## Second Floor Landing

### Bedroom Four

13'5" x 12'8" (4.09m x 3.86m)

### Bathroom

9'8" x 6'9" (2.95m x 2.06m)

## Lower Ground Floor

### Kitchen

13'0" x 10'4" (3.96m x 3.15m)

### Utility Room

6'9" x 6'9" (2.06m x 2.06m)

### Bedroom

11'3" x 9'4" (3.43m x 2.84m)

### Shower Room

6'6" x 3'10" (1.98m x 1.17m)

### Reception Room Two

14'9" x 13'4" (4.50m x 4.06m)

### Rear Garden

