



Jenkinson realestates

Dibdin House  
The Marina | Deal  
Asking Price £325,000

# Leasehold

Energy Performance Rating = D

Third Floor Apartment

Offering One Bedroom

Balcony Offering Sea Views

Allocated Covered Parking

Beautifully Presented

No Onward Chain

Available exclusively via Jenkinson Estates and available without any onward chain complications is this purpose built, third floor, sea front facing apartment. Without doubt a superb position and with the added and very rare benefit of allocated, covered parking in the form of a car barn and its own private balcony offering commanding sea views. The property is however only suitable for cash purchasers as the length of the lease will not be suitable for mortgage purposes. The lease was 99 years from 1973, 48 years remain. The property has been tastefully decorated throughout including an open plan L-shaped living / dining / kitchen. There are bi-fold doors that opens onto a balcony that offer commanding sea views. There is a double bedroom and a shower room that completes the internal accommodation. The apartment was previous configured as having two bedrooms, as the dining room was previously the second bedroom. A highly desirable proposition for anyone looking to acquire a seafront home with stunning views and parking. All viewings are exclusively via Jenkinson Estates and by prior appointment.



As of 01/2024, the Vendor advises;

Council Tax Band B

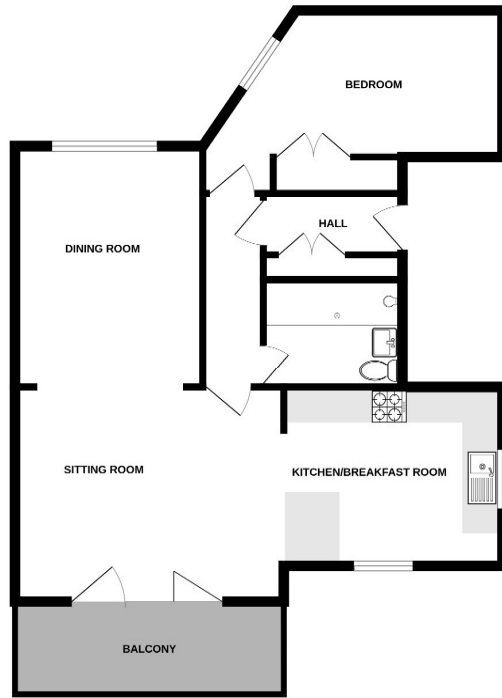
Lease Length was 99 Year from 1973

Maintenance as Required - Split between Four Flats

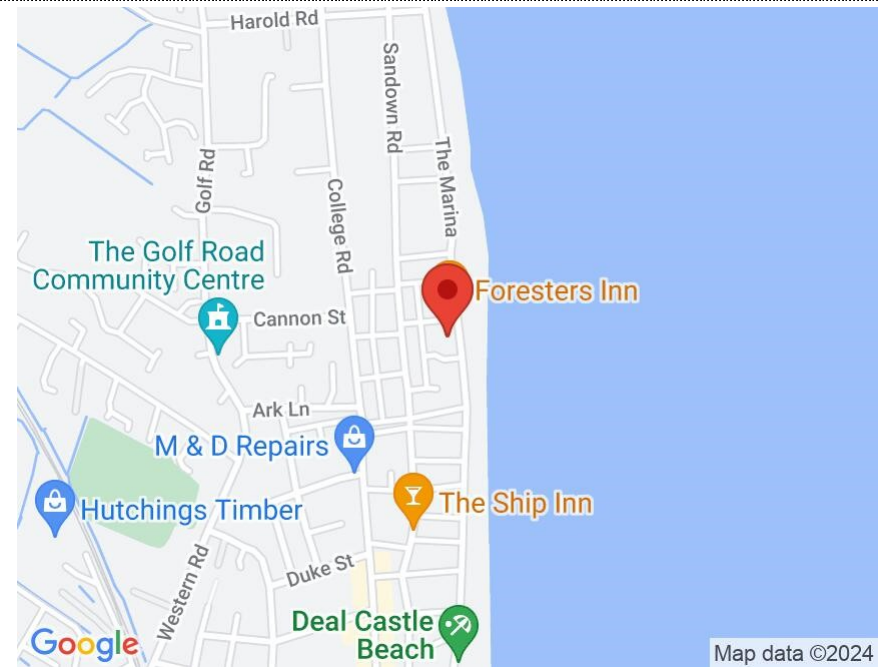
Ground Rent - £300.00p/a



THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights 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.  
Made with lettoplan 1/2024



Accommodation

Kitchen

Communal Entrance

9'10" x 8'8" (3.00m x 2.64m)

Third Floor

Bedroom

16'1" MAX x 10'11" (4.90m x 3.33m)

Entrance Hall

Shower Room

6'3" x 5'5" (1.91m x 1.65m)

Inner Hall

Balcony

Living Room

15'10" x 12'10" (4.83m x 3.91m)

Covered Parking

Dining Room

14'6" x 8'4" (4.42m x 2.54m)

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.

