



Jenkinson

realestates

Godwyn Road

Deal

Asking Price £499,950

Freehold

133 SQ. Metres (1431.60 SQ. Feet)

Council Tax: D

EPC Rating = D

Detached Home

Offering Three Bedrooms

Gated Driveway

Two Reception Rooms

Front and Rear Gardens

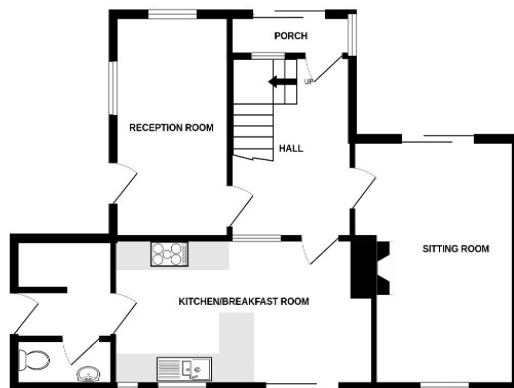
Close to Seafront

Jenkinson Estates are pleased to bring to the market this modern detached home situated in the ever popular location of Godwyn Road, Deal. Set within approximately 250 meters from Deals famous seafront, another benefit would be its proximity to local amenities and popular golf courses, this property really must be viewed. The ground floor is accessed via an entrance porch that opens into a hallway. From here the accommodation opens into the sitting room, which offers a dual aspect over the front and rear gardens, an additional reception room and a kitchen / breakfast room. The ground floor is completed with a separate W.C and a separate utility room. The first floor continues to impress with three bedrooms, a family bathroom and a separate W.C. Externally the property benefits from front and rear gardens that are most laid to lawn with the addition of a patio area. There is also the added bonus of a gated driveway, providing ample off street parking. The property has a gas fired central heating system. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.

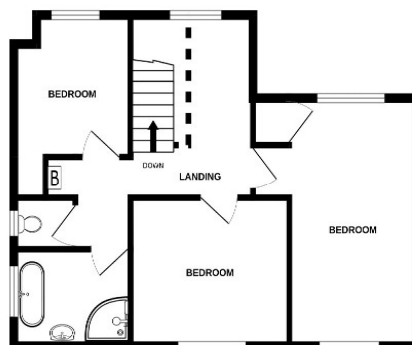




GROUND FLOOR



1ST 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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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

Entrance Porch

Hallway

12'1" x 9'8" (3.68m x 2.95m)

Sitting Room

16'7" x 13'1" (5.05m x 3.99m)

Reception Room

15'7" x 8'8" (4.75m x 2.64m)

Kitchen / Breakfast Room

20'3" x 10'10" (6.17m x 3.30m)

Separate W.C.

5'1" x 3'4" (1.55m x 1.02m)

Utility Room

5'1" x 3'1" (1.55m x 0.94m)

First Floor Landing

13'3" x 7'1" (4.04m x 2.16m)

Bedroom One

16'7" x 12'1" (5.05m x 3.68m)

Bedroom Two

11'3" x 9'9" (3.43m x 2.97m)

Bedroom Three

10'2" x 9'1" (3.10m x 2.77m)

Family Bathroom

8'5" x 6'4" (2.57m x 1.93m)

Separate W.C.

5'6" x 2'9" (1.68m x 0.84m)

Driveway

Front and Rear Gardens

