



Jenkinson  
estates

Sea View Avenue | Walmer  
Deal  
Asking Price £499,995

**Freehold**

144 SQ. Metres (1550.00 SQ. Feet)

Council Tax: F

EPC Rating = B

Impressive Modern Home

Front and Rear Gardens

Offering Four Bedrooms

Popular New Development

Driveway and Detached Garage

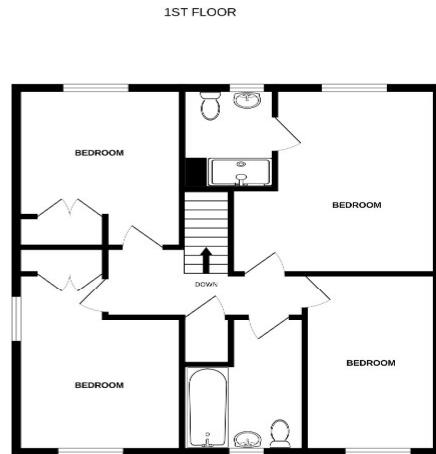
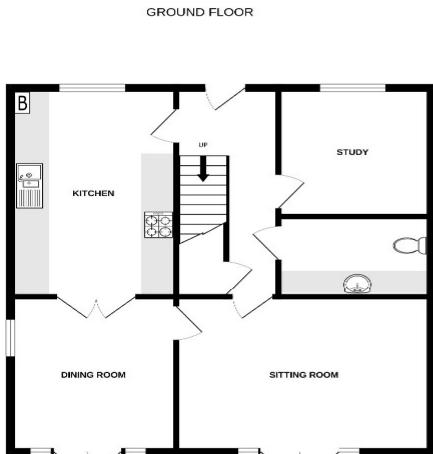
Internal Viewing Recommended

Jenkinson Estates are pleased to bring to the market impressive detached home in the popular new development of Wellington Paddocks, Walmer. This particular home offers spacious accommodation throughout which really must be seen to be appreciated, including three reception rooms, a study, sitting room and dining room respectively. The property also boasts a fitted kitchen, which opens to the dining room via double doors. The ground floor is completed with a separate W.C / utility room. The first floor continues to impress with four bedrooms, all of which are doubles, while the master bedroom benefits from an en-suite shower room. The family bathroom completes the accommodation. Externally the property offers front and rear gardens, the rear garden is landscaped to include raised flowerbeds, a decking area with a free standing pergola. There is also the benefit of a paved driveway which allows for ample of street parking and a detached single garage. The property is double glazed throughout and has a gas fired central heating system. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



Estates Fee: £356.52p/a





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and any other items are approximate and not guaranteed. It is for reference only 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 Via;

### Hallway

15'9" x 6'4" (4.80m x 1.93m)

### Kitchen

15'6" x 10'9" (4.72m x 3.28m)

### Dining Room

12'8" x 10'7" (3.86m x 3.23m)

### Sitting Room

15'6" x 12'8" (4.72m x 3.86m)

### Study

9'9" x 8'8" (2.97m x 2.64m)

### Utility Room / W.C

8'7" x 5'4" (2.62m x 1.63m)

## First Floor Landing

### Bedroom One

16'0" x 11'9" (4.88m x 3.58m)

### En-Suite Shower Room

6'6" x 4'8" (1.98m x 1.42m)

### Bedroom Two

13'2" x 10'10" (4.01m x 3.30m)

### Bedroom Three

13'2" x 10'6" (4.01m x 3.20m)

### Bedroom Four

12'5" x 8'4" (3.78m x 2.54m)

### Family Bathroom

8'6" x 7'1" (2.59m x 2.16m)

## Front and Rear Gardens

## Driveway and Detached Garage

