



Jenkinson realestates

Sea View Avenue | Walmer

Deal

Asking Price £425,000

Freehold

118 SQ. Metres (1270.14 SQ. Feet)

Council Tax: D

EPC Rating = B

Modern Semi Detached Home

Offering Four Bedrooms

Driveway and Garage

Front and Rear Gardens

Arranged Over Three Floors

En-Suite to Main Bedroom

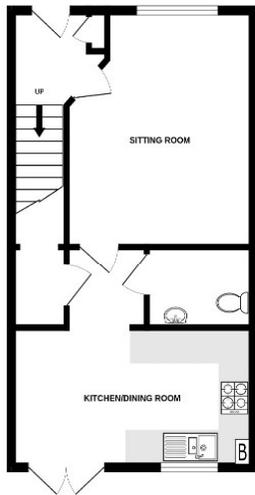
Jenkinson Estates are pleased to bring to the market this modern, semi detached home situated in a cul-de-sac location of Sea View Avenue, Walmer. This particular home, arranged over three floors, really must be viewed to be appreciated. The property offers a sitting room, accessed via an entrance hallway, a spacious kitchen / dining room that has integrated appliances and a separate W.C. There are double doors leading to the rear enclosed garden from here. The first floor continues to impress with three bedrooms and the family bathroom, all of which is accessed via the landing. The landing also provides access to the main bedroom suite via a staircase that leads to the second floor. This level offers a bedroom area, fitted wardrobes and an en-suite shower room. Externally the property offers a paved driveway, allowing for ample off street parking and has the benefit of an EV charger, and leads to a detached garage which is accessed via an up and over door and has the benefit of electrics. The rear garden is mostly laid to lawn with the addition of a patio area and offers gated side access. The property is double glazed throughout and has a range of fitting including shutters to the sitting room and double doors in the dining room, while the first and second floors having fitted blinds throughout. There is also the bonus of storage cupboards, a rear benefit in modern properties. The property is double glazed throughout. Situated on the popular new development of Wellington Paddocks, this is ideally situated for easy access to Walmer's train station and local amenities. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.

Estate Fee: £356.52p/a

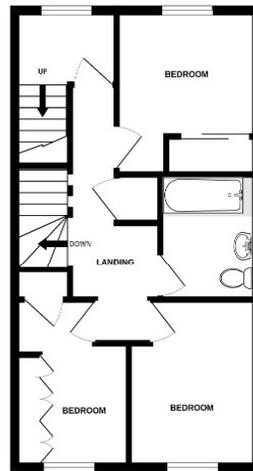




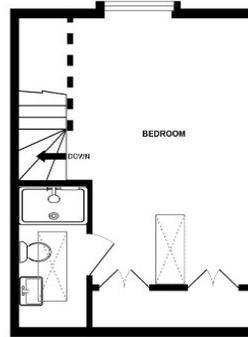
GROUND FLOOR



1ST FLOOR



2ND 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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Jenkinson Estates
4 West Street, Deal, Kent, CT14 6AE

01304 373 984
info@jenkinsonestates.co.uk
www.jenkinsonestates.co.uk

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

Sitting Room

13'9" x 12'6" (4.19m x 3.81m)

Kitchen / Dining Room

16'2" x 9'9" (4.93m x 2.97m)

Ground Floor W.C. / Utility Room

7'10" x 4'6" (2.39m x 1.37m)

First Floor Landing

Bedroom Two

10'8" x 7'9" (3.25m x 2.36m)

Bedroom Three

10'9" x 8'1" (3.28m x 2.46m)

Bedroom Four

10'4" x 9'0" (3.15m x 2.74m)

Second Floor

Bedroom One

18'3" x 15'10" (5.56m x 4.83m)

En-Suite Shower Room

8'3" x 4'7" (2.51m x 1.40m)

Driveway

Garage

19'6" x 9'2" (5.94m x 2.79m)

Front and Rear Garden

