

01843 230 960

[www.lovetts.net](http://www.lovetts.net)



£320,000

**Freehold**

3 x 

3 x 

1 x 

**Arlington Gardens,  
Margate, CT9 3TB**

Presented by Lovetts, this distinguished three-bedroom semi-detached family home in Margate offers a warm welcome from the moment you step inside. The spacious Hallway on the ground floor grants access to all rooms, setting the stage for comfortable living.

The open-plan Living/Dining Room boasts a feature fireplace and patio doors opening to the expansive rear garden, creating a seamless connection between indoor and outdoor spaces. Transitioning from the Lounge/Diner, you'll find a well-appointed Kitchen with fitted wall and base units, an electric oven, and plumbing for a washing machine. In addition there is a WC on the ground floor.

Ascending to the first floor reveals two generously sized Bedrooms, one with a convenient en-suite and the other featuring practical built-in wardrobes. The family Bathroom on this level is tastefully designed, offering a matching three-piece suite and an additional shower.

Journeying to the second floor unveils the third Bedroom, characterised by additional space within the eaves and a skylight, adding a touch of charm. Completing the practicality of this residence, there's a driveway for added convenience.

Furthermore, planning permission has been secured for the addition of two further bedrooms in the loft space, promising even greater potential for this exceptional property.

Experience the perfect blend of style and functionality in this welcoming family home.



Lovetts Birchington Ltd. Trading as Lovetts Property Services  
Registered Office – 13 Station Road, Birchington, Kent, CT7 9DJ  
Reg. In England No. 4264378 VAT No.785 158296  
Directors: Richard Crosby MNAEA & Tracey Crosby





- EPC Rating - D
- Three Bedrooms
- Drive Way
- Arranged Over 3 Floors
- Good Transport Links
- Large Private Garden
- Ideal Family Home
- Close To Shops
- Semi-Detached



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	<b>77</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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<i>Not environmentally friendly - higher CO2 emissions</i>			
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