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Property brochure



HARTSDOWN COTTAGES
HARTSDOWN PARK
MARGATE
KENT
CT9 5QX

Price: £365,000

3 Bedrooms

2 Receptions


1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD
Council Tax B



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 www.oakwoodhomes.biz



The Property

A WELL PRESENTED SEMI DETACHED 3 BEDROOM COTTAGE STYLE FAMILY HOME IN A UNIQUE POSITION WITHIN THE GROUNDS OF HARTSDOWN PARK. The good size accommodation consists of 3 bedrooms on the first floor with bedroom 1 having en-suite facilities. On the ground floor is a lounge with a conservatory off it looking over the garden as well as a 19' (5.79m) kitchen/diner and well appointed bathroom. There is also a cellar room offering a variety of uses including home office. The gardens here are delightful and established with patio area, lawn, fruit trees and mature planting all enclosed for privacy, plus off road parking for up to 2 cars at the front. To view call us on 01843 221133.



Location

Located within the grounds of Hartsdown Park and leisure centre as well as being close to a local nursery, school, shops and the sea front itself. The Old Town is a 1/3 of a mile away and has a great selection of bars and restaurants, whilst across the main sands is the railway station providing good transport links to London and beyond.

Accommodation

GROUND FLOOR

Porch

Lounge 15'2" (4.62m) 10'1" (3.07m)

Conservatory 12'0" (3.66m) x 7'0" (2.13m)

Kitchen/Diner 19'3" (5.87m) x 12'0" (3.66m)

Bathroom 9'4" (2.84m) x 8'10" (2.69m)

Cellar Room 12'6" (3.81m) x 10'10" (3.30m)

FIRST FLOOR

Landing

Bedroom 1 14'0" (4.27m) x 10'0" (3.05m) inclusive of the en-suite facilities

Bedroom 2 10'2" (3.10m) x 9'10" (3.00m)

Bedroom 3 9'6" (2.90m) x 8'10" (2.69m)

OUTSIDE

Block paved drive giving parking for up to 2 cars, plus beds and borders

Enclosed rear garden with lawn, patio areas, established trees and planting, enclosed by flint & brick wall.



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Property brochure

Key Features

- Semi detached cottage
- Unique position
- Close to Park & sea front
- 3 bedrooms
- Living room with conservatory
- 19ft Kitchen/Diner
- Family Bathroom
- Ensuite
- Lovely established and enclosed garden
- Off Road Parking
- Cellar room

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0022113/20230921/DGDP

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