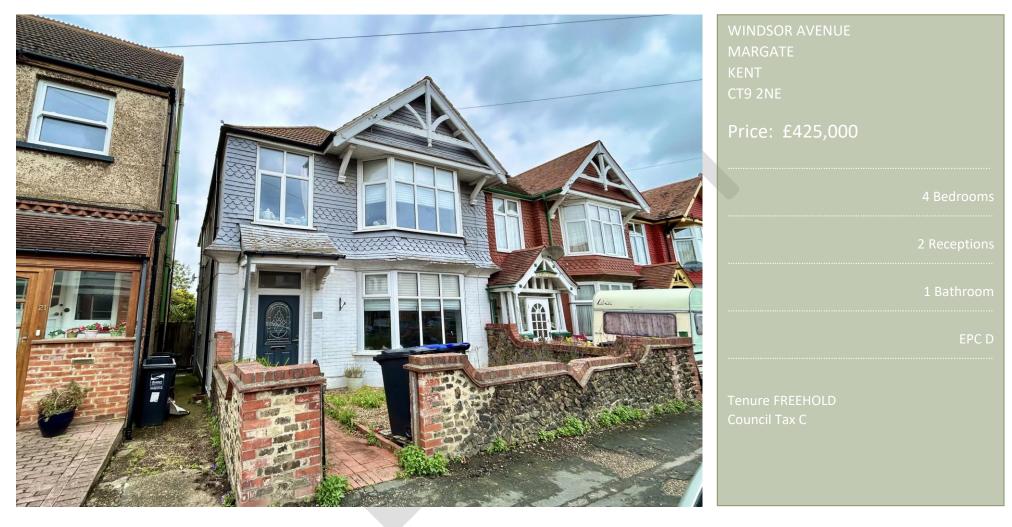


# Property brochure







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# Property brochure







A GOOD SIZED FOUR BEDROOM PERIOD FAMILY HOME IN A GREAT LOCATION GIVING EASY ACCESS TO OLD TOWN, DANE PARK THE SEA FRONT AND CLIFTONVILLE. Benefiting from no chain the property should be top of your viewing list and has been a much loved and lived in family home. The accommodation consists of 2 large reception rooms, a kitchen as well as a cloakroom/utility room on the ground floor whilst on the first floor you will find 4 generous bedrooms and a family bathroom. There is double glazing and central heating with a 50ft rear garden. This property is ideal for home/hybrid working due to the amount and flexibility of the space on offer. No chain!

#### Location

Located in Windsor Avenue which is ideally located for the sea front, Dane Park, Old Town and the Cliftonville area of Margate. The Old Town offers a good selection of shops, bars and restaurants and across the main sands is the railway station which provides good rail links to London and beyond.

#### Accommodation

Entrance Door Hall Cloakroom/Utility Room 7'3" (2.21m) x 7'0" (2.13m) Lounge 19'0" (5.79m) x 13'4" (4.06m) **Dining Room** 17'0" (5.18m) x 12'6" (3.81m) Kitchen 11'10" (3.61m) x 8'9" (2.67m) Landing Bedroom 1 19'0" (5.79m) x 13'5" (4.09m) into bay Bedroom 2 16'10" (5.13m) x 12'6" (3.81m) Bedroom 3 12'3" (3.73m) x 8'9" (2.67m) Bedroom 12'9" (3.89m) x 7'7" (2.31m) max Bathroom 8'1" (2.46m) x 5'6" (1.68m)

Outside

Front Garden with path to front door Rear Garden Approx 50ft southerly facing Free On Road Parking

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## 0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0021788/ASSM20240712







Hall

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