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## Property brochure



SANDHURST PLACE  
MARGATE  
KENT  
CT9 1EF

Price: £300,000

3 Bedrooms

1 Reception

1 Bathroom

Off Road Parking (unallocated)

EPC C

Tenure FREEHOLD  
Council Tax C



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[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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### The Property

A MODERN 3 BEDROOM TOWNHOUSE WELL LOCATED FOR BOTH MARGATE OLD TOWN AND CLIFTONVILLE. A good sized family home that would make a good buy to let with the accommodation arranged over 3 floors. On the top floor is bedroom 3 with a storage area and on the first floor you will find 2 further bedrooms, as well as the bathroom. On the ground floor you will find a living room, fitted kitchen and a cloakroom/utility room. The property has central heating and double glazing plus a courtyard garden and a resident's car park on a first come first serve basis. No Chain!

### Location

Located In Sandhurst Place which is close to both The Old Town as well as the up and coming Cliftonville area, with local shops close by. In The Old Town is a selection of bars and restaurants, and across the far side of the main sands is the railway station which provides good transport links to London and beyond.



### Accommodation

#### GROUND FLOOR

Entrance Hall  
Kitchen 10'0" (3.05m) x 6'10" (2.08m)  
WC/Utility Room 6'1" (1.85m) x 5'1" (1.55m)  
Living Room 14'1" (4.29m) x 13'7" (4.14m)

#### FIRST FLOOR

Landing  
Bedroom 1 13'8" (4.17m) x 10'4" (3.15m)  
Bedroom 2 14'4" (4.37m) x 6'10" (2.08m)  
Bathroom 7'0" (2.13m) x 6'9" (2.06m)

#### TOP FLOOR

Landing  
Storage Areas  
Bedroom 3 11'7" (3.53m) x 11'3" (3.43m)

#### OUTSIDE

Enclosed rear courtyard  
Resident's off road parking spaces - not allocated  
Broadband is delivered via fibre to the house



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### Key Features

- Great location
- Modern town house
- 3 bedrooms
- Living room
- Kitchen
- Family bathroom
- Cloakroom/utility room
- Courtyard rear garden
- Resident's car park
- No Chain

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

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. MAR0022764/20240911/DGDP

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