



Oakwood homes[®]
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Property brochure



CLIFTON STREET
MARGATE
KENT
CT9 1SP

Price: Starting Bid from
£325,000

4 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC E

Tenure FREEHOLD
Council Tax C



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www.oakwoodhomes.biz

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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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The Property

FOR SALE BY MODERN METHOD OF AUCTION - starting bid price £325,000 - LATE 19TH CENTURY DETACHED HOME FOR SALE. This unique jewel in Cliftonville's crown is available to buy now. Offered with no onward chain, we expect a lot of interest. From the moment you walk through the door into the large hallway it's apparent the owner has lovingly looked after their period home. Accommodation on the ground floor is spacious with a large lounge, kitchen and sun room which in turn provides access to the well maintained large garden. Heading up to the 1st floor you will find 2 bedrooms including the master, with the 2nd having some restricted head height. The bathroom is located on this floor which includes a P Shape bath with shower over. The 2nd floor has 2 further bedrooms, which do have restricted head height but would make ideal children's bedrooms or maybe an office or study for today's hybrid working. Outside space is ample with parking to the front for 2 cars and a well manicured sunny garden to the rear. This period cottage is a credit to its owner and definitely deserves a viewing. Call now to arrange your viewing.

Location

Located in Clifton Street just off Northdown Road, close to the Old Town and the sea front. In and around the Old Town you will find a number of shops, bars and restaurants and across the main sands is the railway station which provides good transport links to London and beyond.

Accommodation

Entrance via the side of the property into:

GROUND FLOOR

Large hallway

Lounge 13'08" (4.17m) x 13'06" (4.11m)

Kitchen 11'09" (3.58m) x 11'00" (3.35m)

Sun Room 11'09" (3.58m) x 9'09" (2.97m)

FIRST FLOOR

Main Bedroom 13'67" (5.66m) reducing to 7'04" (2.24m) x 8'11" (2.72m) reducing to 4'07" (1.40m)

Bedroom 2 11'01" (3.38m) x 8'10" (2.69m)

Bathroom 10'03" (3.12m) reducing to 8'00" (2.44m) x 6'04" (1.93m)

SECOND FLOOR (Reduced head height)

Bedroom 3 13'07" (4.14m) x 8'06" (2.59m)

Bedroom 4 8'04" (2.54m) x 8'01" (2.46m)

OUTSIDE

Block paved drive for up to 2 cars, attractive spacious garden with front and rear patio, laid to lawn and catches the sun most of the day.

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Auctioneer Comments: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional

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Key Features

- Parking for 2 cars
- Detached period home
- Beautiful & spacious garden
- Convenient access to Margate and Cliftonville
- Good condition


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. MAR0022313/20230809/CDDP

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