



9 Laleham Road, Margate, CT9

Offers Over £650,000

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This handsome and spacious home on Laleham Road combines period character with flexible accommodation across two floors, together with a generous garden and a useful outbuilding/ garden room. With five bedrooms, three bathrooms and multiple reception spaces, it is ideally suited to family life and those seeking a property with plenty of versatility.

The ground floor opens into a welcoming porch and entrance hall which sets the tone for the home. To the front is a large bay-fronted living room, while towards the rear a further sitting room flows into a bright conservatory. The kitchen is well-proportioned and fitted with ample units, complemented by French doors leading outside and a layout that works well for family meals and entertaining. Also on this level is a full bathroom and access to a garage and a lean to, providing excellent storage or workshop potential.

Upstairs, the home offers five bedrooms. One of the bedrooms has its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. The arrangement provides flexibility for families, with space for bedrooms, guest rooms, or home offices as required.

The garden is a real highlight, beautifully established with mature planting, shaped pathways and a central lawn that creates an inviting outdoor space. A separate garden room provides further flexibility, perfect as a studio, office, or hobby space.

Set in Cliftonville, the property enjoys easy access to local shops, schools and transport links. Margate's Old Town, galleries, beaches and station (with regular and high-speed trains to London) are all within reach, offering the best of coastal living with excellent connectivity.

With its freehold title, substantial accommodation and attractive garden with outbuildings, this is a home that offers space, character and opportunity in a well-connected location.





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GROUND FLOOR -

Porch

Hallway

Living Room - 4.32m x 4.19m (14'2" x 13'9")

Bathroom - 2.84m x 1.78m (9'4" x 5'10")

Kitchen - 5.61m x 2.74m (18'5" x 9'0")

Sitting Room - 4.27m x 4.09m (14'0" x 13'5")

Conservatory - 4.88m x 4.09m (16'0" x 13'5")

FIRST FLOOR -

Landing

Bedroom One - 4.32m x 4.19m (14'2" x 13'9")

Bedroom Two - 2.79m x 2.54m (9'2" x 8'4")

Bathroom - 2.74m x 1.55m (9'0" x 5'1")

Bedroom Three - 4.27m x 3.89m (14'0" x 12'9")

Bedroom Four - 3.51m x 2.97m (11'6" x 9'9")

Bedroom Five - 4.27m x 2.44m (14'0" x 8'0")

Ensuite

EXTERNAL -

Driveway to front

Rear Garden

Garage - 10.44m x 2.44m (34'3" x 8'0")

Lean to - 6.86m x 2.34m (22'6" x 7'8")

Garden Room - 3.2m x 2.59m (10'6" x 8'6")

TENURE - Freehold

COUNCIL TAX - Thanet District Council | Band E (£2,866.41 per year)

EPC RATING - 60 | D

SERVICES - We are informed that all mains services are connected to the property

HEATING - Gas Central Heating

BROADBAND - Ultrafast Fibre to the Property internet available (FTTP)



LISTED BUILDING - No

CONSERVATION AREA - No

CONSTRUCTION - Standard

PARKING - Driveway Parking, Garage

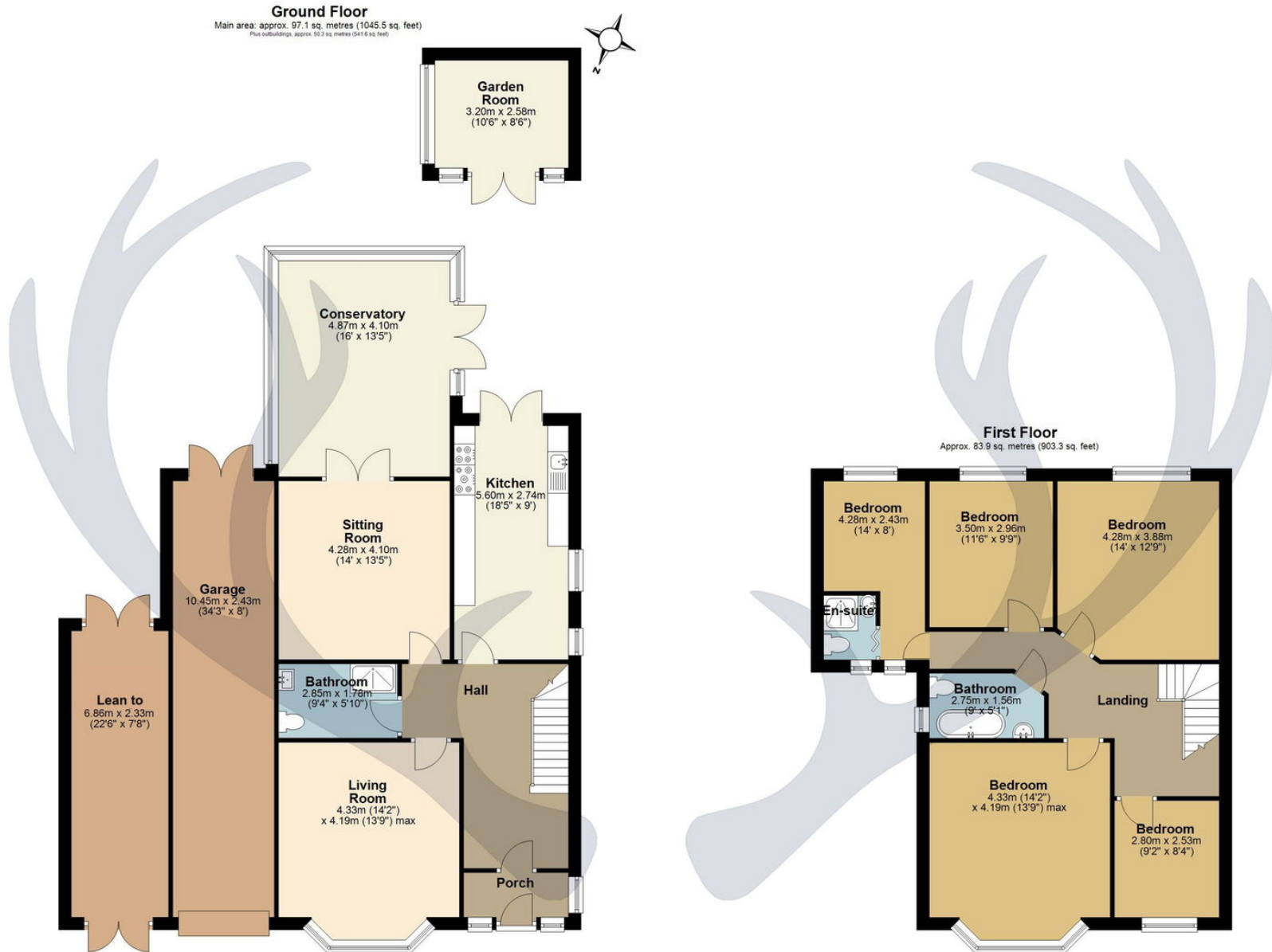
OUTSIDE SPACE - Driveway to front. Garage. Lean to. Garden Room. Rear Garden.

RESTRICTIONS, RIGHTS AND EASEMENTS -

We note from the title register, there are restrictive covenants that appear to be historic. To the best of our knowledge, there are no unusual restrictions, rights or easements that would affect the enjoyment of the property. However, as with all property purchases, we advise confirming this information with your legal representative.

AGENTS NOTE - *In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Room measurements are maximum unless otherwise stated. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.*





Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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