

CHRISTOPHER HODGSON



Margate
£300,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Margate

78 Dane Valley Road, Margate, Kent, CT9 3RY

An extended and smartly presented semi-detached family home in a desirable residential location overlooking open green space. The property is ideally located within close proximity of shops and amenities, primary and secondary schooling options, and within walking distance of Dane Park (0.5 miles) and Palm Bay beach (1.1 miles). Margate Train Station is 1.9 miles distant.

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, a spacious living room with bay window, a sitting room with doors

opening to the garden, and a smartly fitted kitchen. To the first floor there are three bedrooms and a family bathroom.

Outside, the rear garden extends to 71ft (21.6m) and incorporates a patio seating area with steps rising to an area laid to lawn. To the rear of the garden there is a detached garage which provides off street parking, accessed via Invicta Road. No onward chain.



LOCATION

Margate is a bustling and vibrant town and has been the subject of regeneration in recent years. Attractions include Margate main sands, Turner Contemporary art centre, Dreamland Pleasure Park with concert hall, and Old Town with its piazza, restaurants, cafés and re-invigorated harbour arm. Local transport links including Margate railway station provides commuter services into London St Pancras, Cannon Street, London Bridge and Victoria, and the nearby and the A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network are nearby.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 13'9" x 7'1" (4.19m x 2.16m)
- Living Room 21'7" x 14'4" (6.58m x 4.37m)

- Sitting Room 10'4" x 7'3" (3.15m x 2.21m)

- Kitchen 16' x 8' (4.88m x 2.44m)

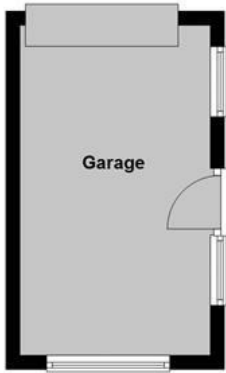
FIRST FLOOR

- Bedroom 1
- Bedroom 2
- Bedroom 3 9'5" x 7'5" (2.87m x 2.26m)
- Bathroom 7'6" x 5'2" (2.29m x 1.57m)

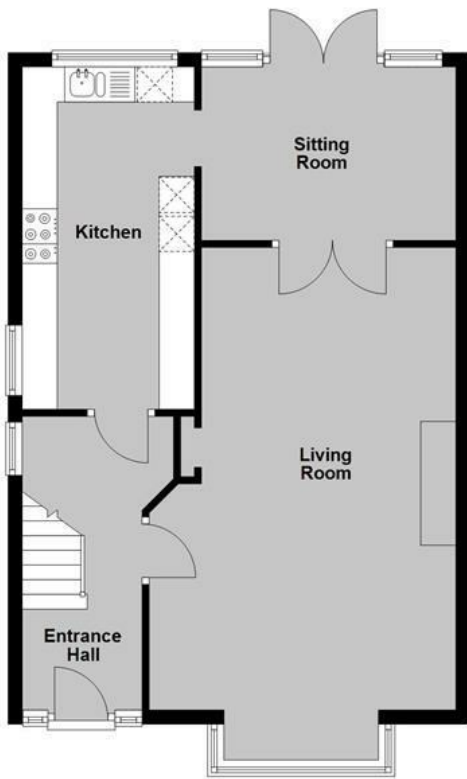
OUTSIDE

- Garden 71' x 23' (21.64m x 7.01m)
- Garage 15'5" x 8'11" (4.70m x 2.72m)

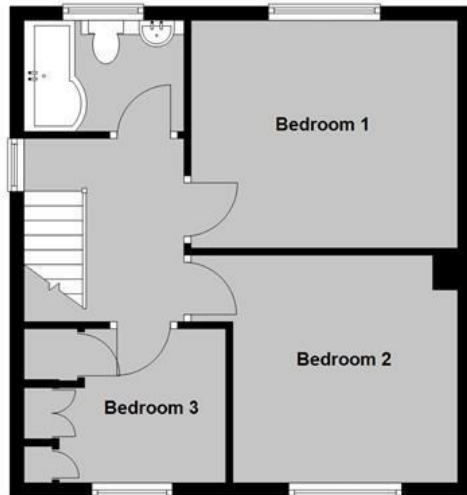




Ground Floor
Main area: approx. 57.3 sq. metres (616.6 sq. feet)
Plus garages, approx. 12.7 sq. metres (137.0 sq. feet)



First Floor
Approx. 40.6 sq. metres (437.3 sq. feet)



Main area: Approx. 97.9 sq. metres (1053.9 sq. feet)
Plus garages, approx. 12.7 sq. metres (137.0 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,894.72.

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Energy Efficiency Rating		Current	Target
100 kWh/m ² per year	A	68	83
71 kWh/m ² per year	B		
55 kWh/m ² per year	C		
46 kWh/m ² per year	D		
39 kWh/m ² per year	E		
31 kWh/m ² per year	F		
25 kWh/m ² per year	G		
Minimum energy efficient rating			
England & Wales		EPC Directive 2002/91/EC	

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