

CHRISTOPHER HODGSON



Margate

£239,950

Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Margate

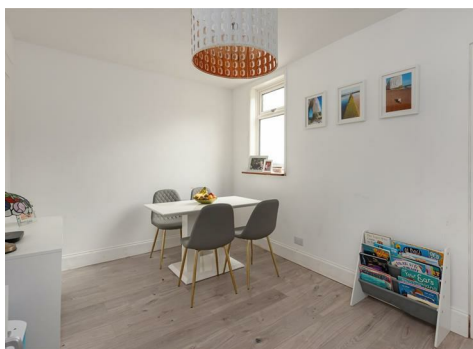
21 Buckingham Road, Margate, Kent, CT9 5SR

A spacious and smartly presented family home in a popular and convenient location, within close walking distance of Margate's Old Town, blue flag sandy beaches, shops and amenities, schooling options, restaurants, cafés and Margate Train Station (0.8 miles).

The generously proportioned accommodation is arranged on the ground floor to provide an entrance porch, sitting

room, dining room, a contemporary kitchen, and a bathroom. To the first floor there are two double bedrooms with fitted wardrobes.

Outside, the landscaped rear garden has been designed for ease of maintenance and extends to 21ft (6.40m).



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 Porch
- Sitting Room 13'11" x 9'9" (4.26m x 2.98m)
- Dining Room 13'11" x 9'2" (4.26m x 2.80m)
- Kitchen 15'5" x 6'1" (4.70m x 1.86m)
- Bathroom 8'3" x 5'7" (2.51m x 1.70m)

FIRST FLOOR

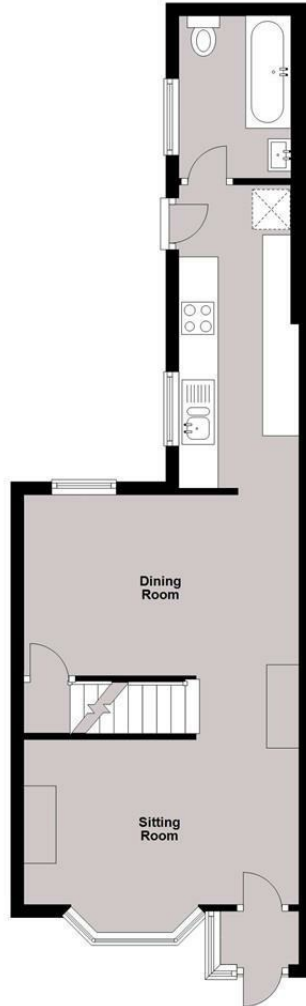
- Bedroom 1 14' x 9' (4.27m x 2.74m)
- Bedroom 2 14' x 8'8" (4.27m x 2.64m)
- Cellar 6'7" x 3'11" (2.01m x 1.19m)

OUTSIDE

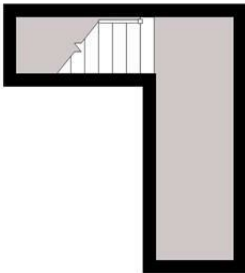
- Garden 21' x 14' (6.40m x 4.27m)



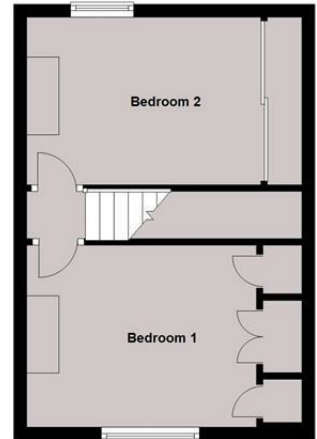
Ground Floor
Approx. 41.8 sq. metres (450.0 sq. feet)



Cellar
Approx. 6.4 sq. metres (68.9 sq. feet)



First Floor
Approx. 26.9 sq. metres (289.7 sq. feet)



Total area: approx. 75.1 sq. metres (808.6 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60

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Energy Efficiency Rating		Current	Target
100 Energy efficient (Super energy grade)	A+		
75-99 Energy efficient (Very good)	A		
50-74 Energy efficient (Good)	B		
29-49 Energy efficient (Fair)	C		
13-28 Energy efficient (Average)	D		
8-12 Energy efficient (Below average)	E		
3-7 Energy efficient (Poor)	F		
1-2 Energy efficient (Very poor)	G		
Energy efficient (Super energy grade)		70	84

England & Wales
EPC Directive
2002/91/EC

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