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ESTATE AGENTS

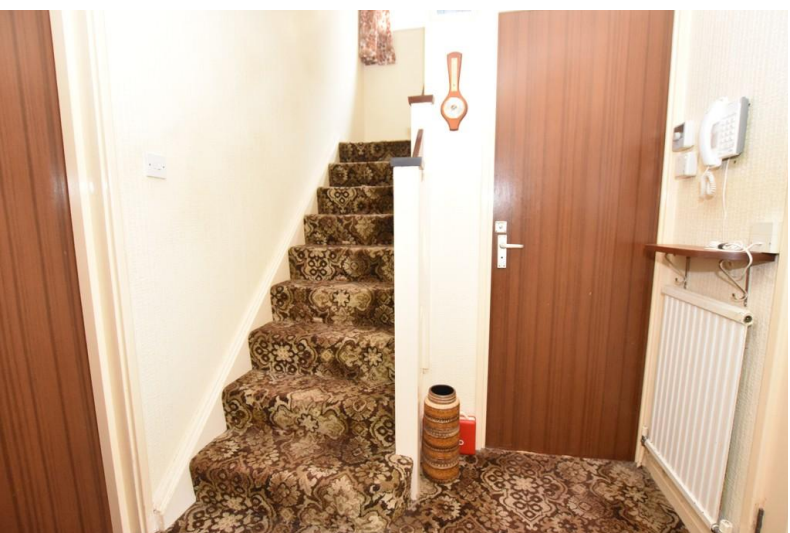


73 Knockholt Road
Palm Bay, Margate, CT9 3HP

- Detached Chalet Bungalow
- Versatile Accommodation
- Two Or Three Bedrooms
- One Or Two Reception Rooms

£375,000

EPC Rating '64'





Property Description

THE PROPERTY

Deceptively spacious and versatile accommodation set just one row back from the seafront. This home could not be better positioned for easy access to the picturesque sandy beach, extensive cliff-top promenade walks, Viking Coastal cycling trail and pubs and restaurants. The local shops, highly regarded schools and transport links in Palm Bay are a short walk from the property. Well presented property in original new build condition. 1970s retro with "Crystal chic" tiles and an aqua coloured bathroom suite plus carpets of the time. Ideal for the retro lover to add their G-plan, Parker Knoll and retro Danish furniture. Accommodation arranged as entrance porch, entrance hallway, bathroom, separate WC, kitchen diner, large sitting room which opens onto the garden, plus a spacious master bedroom or dining room, dependent on requirements. On the first floor the landing provides access to two double bedrooms. To the rear a lovely lawned garden with mature planted borders offers a good level of privacy. To the front is the lawn with a driveway providing access to the garage. The property, while in original condition boasts gas central



heating as well as double glazing. NO FORWARD CHAIN.

ENTRANCE PORCH

Double glazed entrance door to porch, coved ceiling, door to:-

BATHROOM

Panel bath with mixer taps and shower fitment over, pedestal wash basin, ceramic tiling, radiator, double glazed window, shaver charger point.

ENTRANCE HALLWAY

Coved ceiling, stairs to first floor, radiator, built in shelved cupboard, doors to:-



WC

Low level WC, wash hand basin, double glazed window, radiator.

SITTING ROOM

13' 04" x 13' 11" (4.06m x 4.24m) Coved ceiling, double radiator, TV point, double glazed sliding patio doors open to the garden.

MASTER BEDROOM OR DINING ROOM

12' 06" x 11' 0" (3.81m x 3.35m) Coved ceiling, radiator, double glazed window, door to under stairs storage cupboard.



STAIRS TO:-

LANDING

Double glazed window, access to loft, radiator, doors to:-

BEDROOM

16' 11" x 7' 04" (5.16m x 2.24m) Coved ceiling, double glazed window, radiator.

BEDROOM

11' 06" x 9' 05" (3.51m x 2.87m) Plus measurements to door well, includes range of fitted wardrobes, coved ceiling, radiator, double glazed window, door to walk in eaves storage.



REAR GARDEN

The rear garden is accessed from the sitting room with step down onto paved patio, large formal lawn, mature planted borders, pedestrian side access.

FRONT GARDEN AND DRIVEWAY

Laid to lawn, hard standing and access to the garage.

GARAGE



Up and over door, wall mounted gas boiler, power and lighting.

MEASUREMENTS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error. The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.



COUNCIL TAX

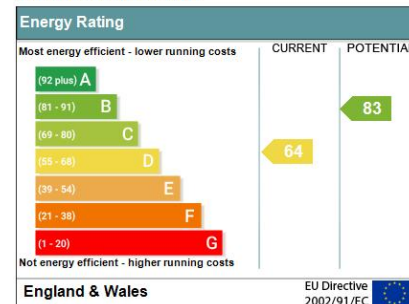
Council Tax Band C - £1,894.72PA
Local Authority - Thanet District Council

ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.



Address: 73 Knockholt Road, MARGATE, CT9 3HP
RRN: 4500-3369-0422-3324-3243



152 Northdown Road
Cliftonville
Margate
Kent
CT9 2QN

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

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