



Thomas  
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ESTATE AGENTS



**12a Hartsdown Road**

Margate, CT9 5QT

- Superb Semi-Detached Bungalow
- Exceeds External Perception
- Three Double Bedrooms The Master En Suite
- Versatile Layout
- Chain Free
- Off- Street Parking
- Viewing Essential

**Offers In Region Of £400,000**

EPC Rating 'TBC'







## Property Description

### THE PROPERTY

This charming three-bedroom chalet semi-detached bungalow presents a delightful surprise. From the exterior, it appears as a standard bungalow, but stepping inside reveals a spacious and versatile layout that significantly exceeds expectations. Meticulously maintained and in beautiful order, this home offers a comfortable and stylish living experience.

The heart of the home features a warm and inviting living area, highlighted by a cozy log burner, perfect for chilly evenings. A bright and airy lounge/dining area extends the living space, offering panoramic views of the beautifully landscaped gardens. The fitted kitchen is modern and functional, providing ample space for culinary endeavours. This property boasts three well-proportioned bedrooms, offering flexibility for families or those needing extra space. The unusual, yet practical, layout allows for various configurations, catering to diverse needs.

Outside, the property benefits from ample parking for several cars, a rare and valuable asset. The beautiful





gardens are a true highlight, providing a tranquil and private outdoor retreat. This unique property truly needs to be viewed to fully appreciate its size, versatility, and exceptional condition.

### ENTRANCE HALLWAY

Double glazed entrance door into hallway, coved ceiling, triple built in, exposed wooden cupboards, radiator, wall light point, Velux window, open staircase and open landing, doors to:-

### BEDROOM / RECEPTION ROOM

17' 4" x 13' 6" (5.28m x 4.11m) Coved ceiling, picture rail, two porthole windows with leaded light glazing, double glazed bay window to front TV point, radiator.



### UTILITY ROOM

6' 1" x 3' 10" (1.85m x 1.17m) Plus depth of recess, space for washing machine and dryer, work surface over, double glazed window, extractor fan, wall mounted meters.

### BEDROOM

13' 6" x 9' 8" (4.11m x 2.95m) Coved ceiling, picture rail, double radiator, double glazed window.

### BATHROOM

10' 8" x 7' 8" (3.25m x 2.34m) Suite comprising of low level WC, bidet with mixer tap, panelled bath with mixer shower tap, double shower enclosure with a mains fed thermostatic shower fitment, wall hung wash hand basin with mixer taps, storage cupboards over with inset illuminated mirror, heated towel rail, double glazed window, attractive tiling, ceiling inset with LED downlights and an extractor fan, radiator.



### SEPARATE WC

5' 9" x 4' 1" (1.75m x 1.24m) Comprising of low-level WC and a wall hung wash basin with mixer taps, attractive tiling, double glazed window to rear, extractor fan, laminate flooring, radiator.

### RECEPTION ROOM

26' 1" x 15' 11" (7.95m x 4.85m) Coved ceiling, picture rail, two porthole windows with leaded light panels, inset log burner, radiator, wall light points, exposed beam, Velux window, double glazed conservatory with three radiators, laminate flooring, French doors to the garden.



### KITCHEN

13' 11" x 6' 11" (4.24m x 2.11m) Measurements include a range of fitted base units with an integrated fridge freezer, full size dishwasher, Work surface over is inset with a four burner gas hob and a ceramic sink drainer with mixer taps, attractive tiling and glass splashback, Double electric oven fitted to eyelevel,





range of coordinating wall cupboards over, double glazed window and double glazed door to the garden, ceramic tiled with electric underfloor heating.

#### **STAIRS TO:-**

#### **LANDING**

11' 1" x 7' 3" (3.38m x 2.21m) Stairs to 1st floor and Veranda landing, Velux window, LED lighting, double radiator, doors to.

#### **BEDROOM**

18' 2" x 12' 7" (5.54m x 3.84m) Coved ceiling and set with downlights, Velux window, double radiator, double glazed window, door to Dorma attic storage, door to:-

#### **EN SUITE SHOWER ROOM WC**

Suite comprising of low-level WC, double shower enclosure with a thermostatically mains fed shower fitment, vanity wash hand basin with mixer tap and storage below, shelf and storage niche, laminate flooring, ceramic tiling, ceiling and inset lighting, extractor fan, Velux window.

#### **LOFT ROOM**

Attic room broadly 14'4" x 13'5" insulated loft room with a pressurised hot water system pre fed via four solar panels, wall mounted gas boiler for central heating and hot water.

#### **REAR GARDEN**

A delightful rear garden which is accessed from both the kitchen and French doors of the reception room, leading onto a block paved patio area with an attractive wrought iron panels step down to lawn planted borders with shrubs and perennials access to the side of the property pedestrian access to the side of the property, summer house.







## 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.

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.



## COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band D

Council Tax Cost (PA) £2,231.31

## 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



Approx Gross Internal Area  
191 sq m / 2060 sq ft



**Ground Floor**  
Approx 122 sq m / 1316 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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