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ESTATE AGENTS



9 Epple Road

Birchington, CT7 9AP

- An English Cottage with A French Feel
- Two Double Bedrooms
- Two Reception Rooms
- Completely refurbished By A Local Property Developer
- Lovely Gardens
- Chain Free
- Close To Cliff Tops

£275,000

EPC Rating '56'





Property Description

THE PROPERTY

The quintessential English cottage or the petit Maison, you'd need to make up your own mind. Presented internally to a very French style with painted floorboards, exposed brickwork and an industrial feel. The property and garden has gone through a complete refurbishment by a local property developer and interior designer, For those looking for quirky, its right up your street. There is a real community spirit between the owners of the cottages, this communal spirit certainly adds to the appeal. Arranged over four floors and comprising kitchen, shower room and Wc plus a dining room all on the ground floor, the lower ground floor forms a sitting room with an industrial feel. On the first floor a double bedroom with open



access and staircase leading to the second floor where you will find another double bedroom. To the rear a long private garden is arranged over several levels, with planted borders, entertaining area plus a generous cabin with lots of potential uses.

KITCHEN

8' 10" x 8' 10" (2.69m x 2.69m)

Measurements include a range of fitted base units with an integrated electric oven, space and plumbing for a washing machine, integrated fridge, integrated slimline dishwasher, wood block worksurface over is inset with a four burner gas hob and deep sink, half sink and draining board, mixer tap over, attractive tile splashback's, double glazed window, steampunk style shelving, wall mounted gas boiler for central heating and hot water, attractive wooden effect ceramic tiling to floor, doors to:-



SHOWER ROOM WC

Suite comprising of low-level WC, wall hung wash hand basin with a mixer tap over, tiled shower enclosure with oversized showerhead, double closed window, attractive panel ceiling, extractor fan, attractive tiling to floor.



DINING ROOM

12' 3" x 11' 7" (3.73m x 3.53m) Maximum measurements, double glazed window to the front, chimney recesses with built in cupboards and shelving, timber fire surround houses an open fire with a marble half, stairs to 1st floor and stairs to lower floor, double radiator, wall mounted fuse board.

SITTING ROOM

11' 11" x 11' 6" (3.63m x 3.51m) Stairs from ground floor to lower ground floor, maximum measurements including open tread staircase, access is via butterfly staircase, radiator, chimney recess with TV bracket, ceiling insight with LED lighting.





STAIRS TO FIRST FLOOR BEDROOM

11' 8" x 12' 0" (3.56m x 3.66m)

Measurements include stairs to 2nd floor and stairs from the ground floor, double glazed window, exposed painted floorboards, radiator, door to stairs to second floor.

STAIRS TO SECOND FLOOR BEDROOM

11' 7" x 12' 2" (3.53m x 3.71m) part coved ceiling, access to loft space, exposed painted floorboards, radiator, eyebrow window with views over the garden, double glazed window to front.



REAR GARDEN

The rear garden is set privately within fenced perimeters and in the main set to paving. There are planted borders as well as a raised entertainment patio, festoon lighting and a superb cabin with a number of potential uses.

VENDOR NOTES

Our Vendor advises that the cabin has many potential uses, has power, lighting and double glazing. This could be a games room, hobby room or teenage den. It has in the past been used as a guest house.

the property is 59.5 Sq M

GARDEN CABIN

22' x 9' 5" (6.71m x 2.87m) The cabin is double glazed and is used as a guesthouse in the warmer months.

MEASUREMENTS

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of





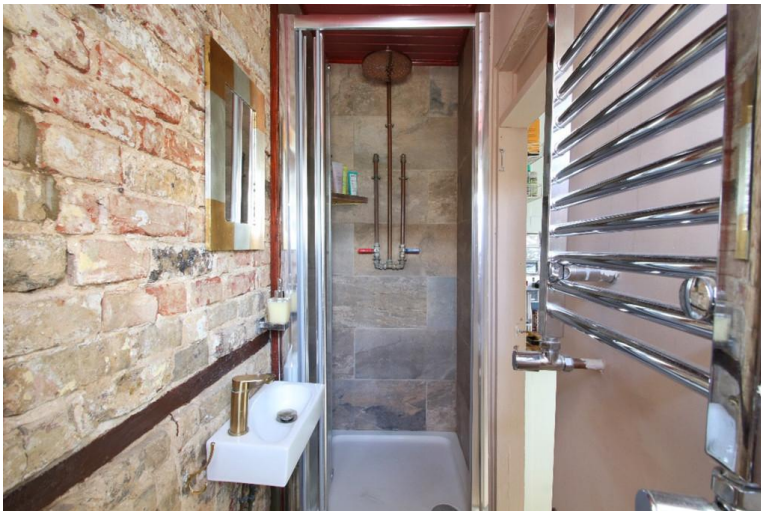
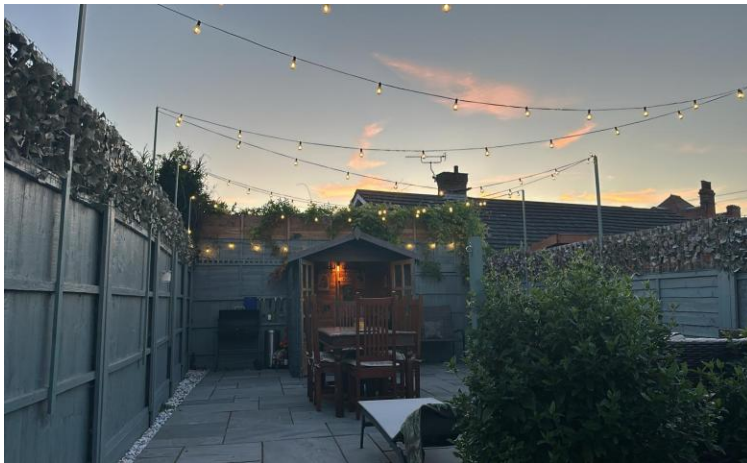
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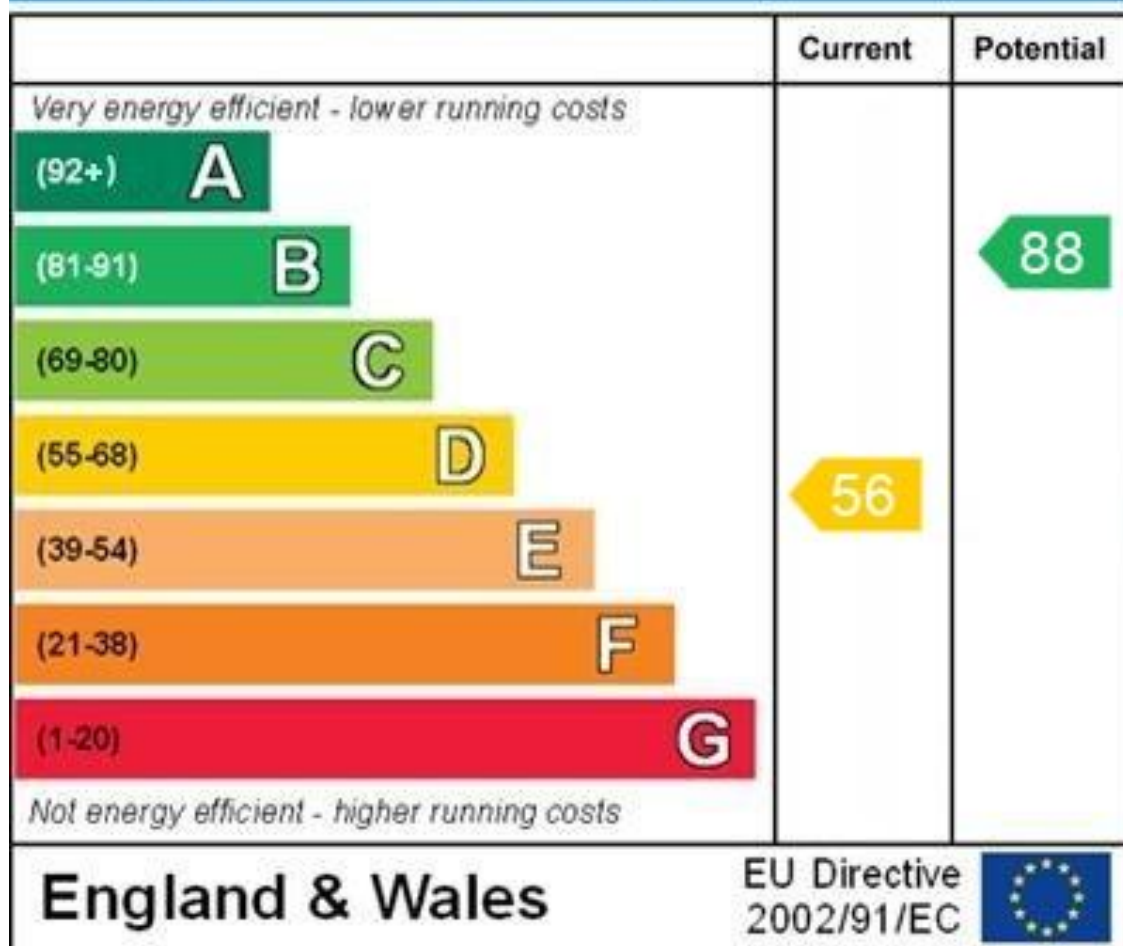
AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.

COUNCIL TAX

Local Authority Thanet District Council
Council Tax Band B
Council Tax Cost (PA) £1,846.21



Energy Efficiency Rating



WWW.EPC4U.COM

rightmove

Zoopla

UK
ALA

DPS

The Property
Ombudsman

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

