



Thomas  
jackson  
ESTATE AGENTS



**32 Hartsdown Road**

Margate, CT9 5QT

- Exceptional Detached Family Home
- Four Double Bedrooms
- Sumptuous Kitchen / Day Room
- Utility Room, Downstairs Shower Room WC
- Beautiful Garden, Deck & Indian Sandstone Patio
- Summerhouse and Workshop
- Contemporary Family Bathroom
- Chain Free

**£585,000**

EPC Rating '70'







## Property Description

### THE PROPERTY

Nestled in a sought-after location, this exceptional four-bedroom detached house presents a rare opportunity to acquire a truly stunning family home. From the moment you step inside, you'll be captivated by the meticulous attention to detail and the seamless blend of contemporary style and comfortable living. The heart of the home lies in the fantastic, well-equipped kitchen, perfect for culinary enthusiasts and family gatherings alike. Adjacent to this is the extended open plan sitting room, a light-filled and airy space boasting elegant bifold doors that effortlessly connect the indoors with the beautifully landscaped garden, creating an ideal setting for relaxation and entertaining. Convenience is paramount with both a well-appointed bathroom and a separate shower room catering to the needs of a busy household. Further enhancing this remarkable property is gas central heating ensuring warmth and efficiency, double glazing providing tranquillity and energy savings, ample parking to accommodate multiple vehicles, and a charming summer house offering a delightful retreat





within the garden. This is more than just a house; it's a place to create lasting memories.

### RECEPTION HALL

12' 6" x 10' 5" (3.81m x 3.18m) Entrance is via a double glazed entrance door into entrance hallway, double glazed panel to side, double glazed panel over, stairs to 1st floor, double radiator, measurements include staircase two first floor, under stairs storage cupboard, doors to: -

### SITTING ROOM

18' 10" x 10' 11" (5.74m x 3.33m) Coved ceiling, double glazed bow window to front, TV point, telephone point, Chimney recess fitted with a log burner on a granite half, double glazed porthole window to side.

### SHOWER ROOM WC

Comprises of low-level WC, vanity wash hand basin with storage cupboard under, mixer taps over, glazed shower enclosure with thermostatically controlled shower fitment, attractive tiling.

### KITCHEN & RECEPTION ROOM

21' 6" x 14' 4" (6.55m x 4.37m) A superb open plan family space with light flooding in from the skylight window as well as the bifold doors that open onto the garden. Contemporary high gloss kitchen units with an abundance of fitted integrated appliances, not to mention a corner walk in larder. Slim marble effect surfaces fitted with both sink and large vented induction hob offer a sleek finish. There are herringbone metro tiles to splash back areas as well as plenty of cupboards. As previously mentioned, the bifold doors open onto the paved patio, perfect for entertaining. The ceiling is inset with led lighting and peninsular lighting above the breakfast bar. Finished with highly polished solid floor tiling as well as a modern radiator.

### UTILITY ROOM

5' 10" x 5' 10" (1.78m x 1.78m) Measurements include built in cupboards, space for washing machine and drier, wall mounted gas boiler, double glazed window, inset lighting.

### STAIRS TO

### LANDING

Access to loft space, double glazed window to the side, contemporary Oak doors to:-

### BEDROOM ONE

17' 6" x 10' 11" (5.33m x 3.33m) Double glazed bay window to the front, radiator.







#### **BEDROOM TWO**

13' 1" x 10' 10" (3.99m x 3.3m) Double glazed window overlooks the rear garden, radiator.

#### **BEDROOM THREE**

11' 11" x 10' 6" (3.63m x 3.2m) Double glazed window overlooks the rear garden, radiator.

#### **BEDROOM FOUR**

10' 3" x 9' 3" (3.12m x 2.82m) Maximum measurements, double glazed window to the front, radiator.

#### **BATHROOM WC**

A beautiful, fitted bathroom suite with plenty of built in storage, comprising of recess fitted WC, inset wash hand basin and a shower bath with built in shower screen, shower fitment with rainfall oversized shower head, double glazed window, extractor fan, ceiling inset with led lighting, radiator.

#### **REAR GARDEN**

A long garden in the main laid to lawn with a large deck to the end, perfect for summer entertaining. There are planted borders as well as inset stepping stones, access to the side, access to both the workshop and summerhouse, electric point for a hot tub, a large patio of Indian sandstone.

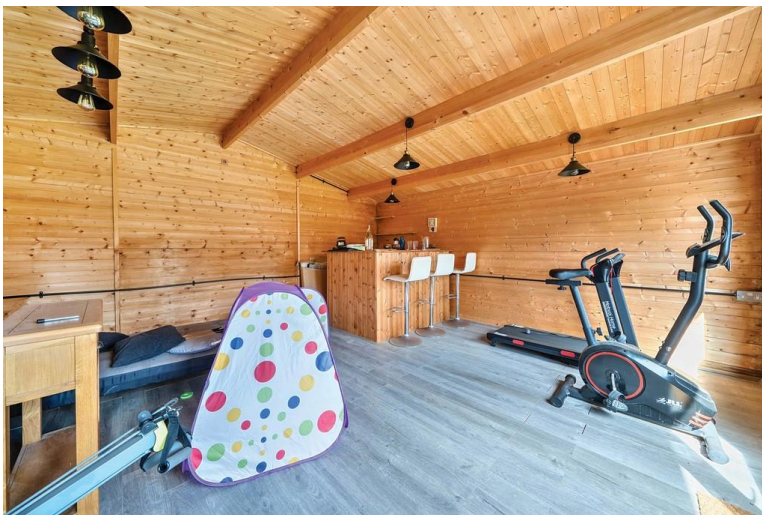


#### **WORKSHOP**

Former garage with power and lighting.

#### **SUMMERHOUSE**

A timber summer house with plenty of potential uses. Currently used as a bar and for garden entertaining.



#### **FRONT PARKING**

A large block paved driveway providing plenty of off street parking.

#### **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 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







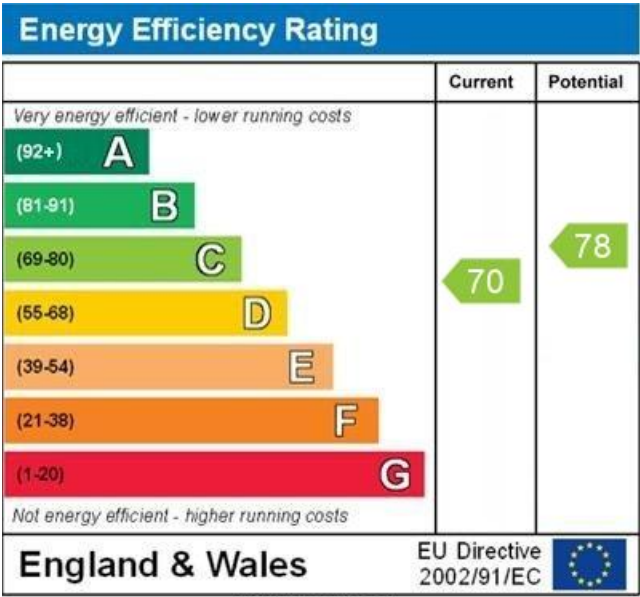
working order.

**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.

**COUNCIL TAX**

Local Authority - Thanet District Council  
 Council Tax Band D  
 Council Tax Cost (PA) £2,345.25

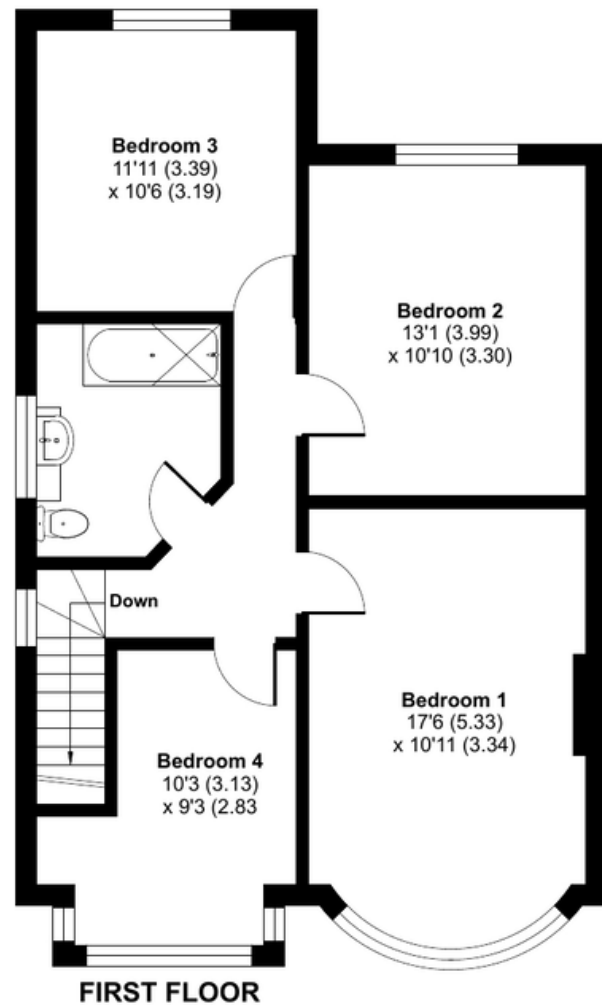
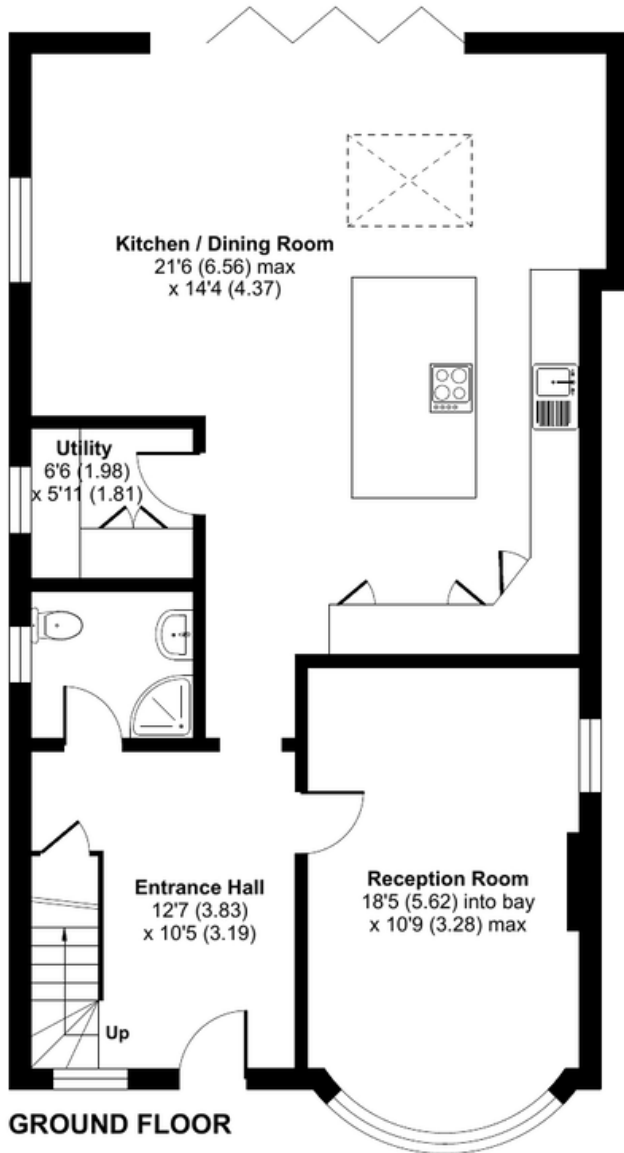


WWW.EPC4U.COM

# Hartsdown Road, Margate, CT9

Approximate Area = 1607 sq ft / 149.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Thomas Jackson Estate Agents Ltd. REF: 1283095

rightmove

Zoopla

UK  
ALA

DPS

The Property  
Ombudsman

152 Northdown Road  
Cliftonville  
Margate  
Kent  
CT9 2QN

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

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

