



Thomas
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ESTATE AGENTS



36 Eaton Road

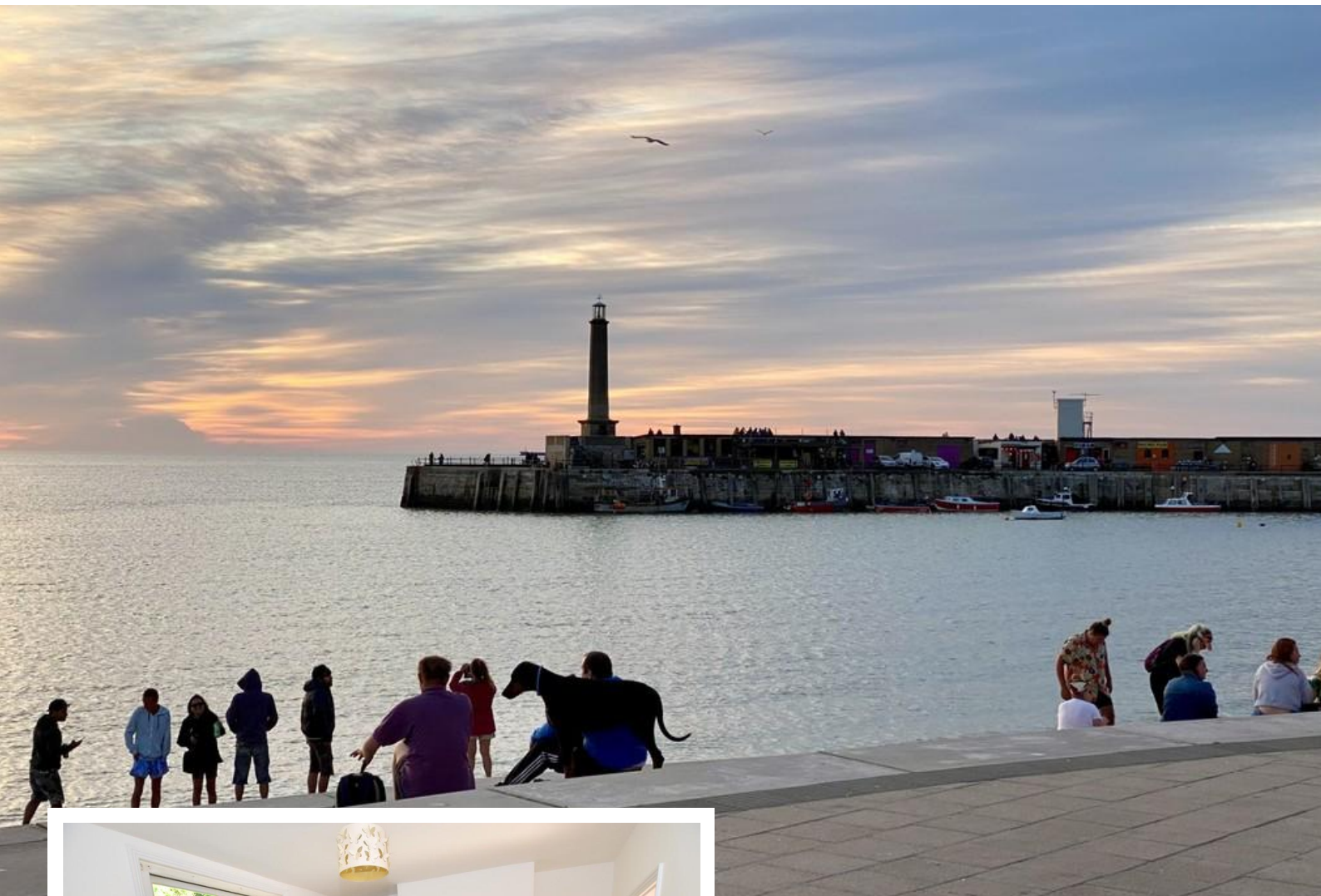
Margate, CT9 1XA

- Super Seaside Retreat / Perfect Project
- Interesting Upside-Down House
- Close To Clocktower & Harbour Arm
- Chain Free / Double Glazing / Gas Central Heating
- Courtyard Garden
- Two Bedrooms Plus Home Office
- Two reception Rooms

Offers In Excess Of £215,000

EPC Rating '53'





Property Description

THE PROPERTY

This intriguing upside-down house, nestled very close to the sea and Margate seafront, offers versatile accommodation with its unique layout. The bedrooms are located downstairs, providing a cool and private retreat, while the living room is situated upstairs, benefiting from elevated views and abundant natural light. The property boasts two bedrooms and two reception rooms, plus a dedicated study, offering ample space for both relaxation and work. Outside, a small courtyard garden provides a private outdoor space. Though charming, the house is in need of updating, although presenting a fantastic opportunity to create a bespoke seaside home.

ENTRANCE HALLWAY

Entrance door with glass panel over, radiator, stairs to lower floor, doors to:-

SITTING ROOM

12' 8" x 10' 6" (3.86m x 3.2m) Radiator, double glazed bay window to front.



DINING ROOM

13' 7" x 10' 6" (4.14m x 3.2m) Window to rear overlooks courtyard, radiator, laminate flooring, timber fire surround feature, cupboard houses or mounted gas boiler for century and domestic hot water, doorway to:-

KITCHEN

10' 8" x 6' 1" (3.25m x 1.85m) Measurements include a range of fitted base units with space for washing machine, fitted electric oven worksurface over and inset with a stainless steel sink and mixer tap, double glazed window to front, ceramic tiling, range of wall cupboards over, laminate flooring.



HALF LANDING

Steps to:-

LOBBY

Lobby area door and steps down to courtyard door, door to:-

WC

Cloakroom WC suite comprises of low-level WC and wash hand basin, window, ceramic tiling



STAIRS DOWN

To lower level hallway, door to front, radiator, electric meters, doors to:-

BEDROOM

10' 7" x 10' 4" (3.23m x 3.15m) Double glazed window to front, radiator.

BEDROOM

13' 5" x 10' 7" (4.09m x 3.23m) Maximum measurements, double glazed window, double radiator, door to:-

COT ROOM OR STUDY

10' 7" x 5' 11" (3.23m x 1.8m) Double glazed window, radiator.



BATHROOM

Door to bathroom with a panel bath with mixer taps and shower fitment over, pedestal wash hand basin with a mixer tap, glass block window, extractor fan, inset lighting, radiator.

COURTYARD

A small paved private courtyard area with a large workshop or storage shed.



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

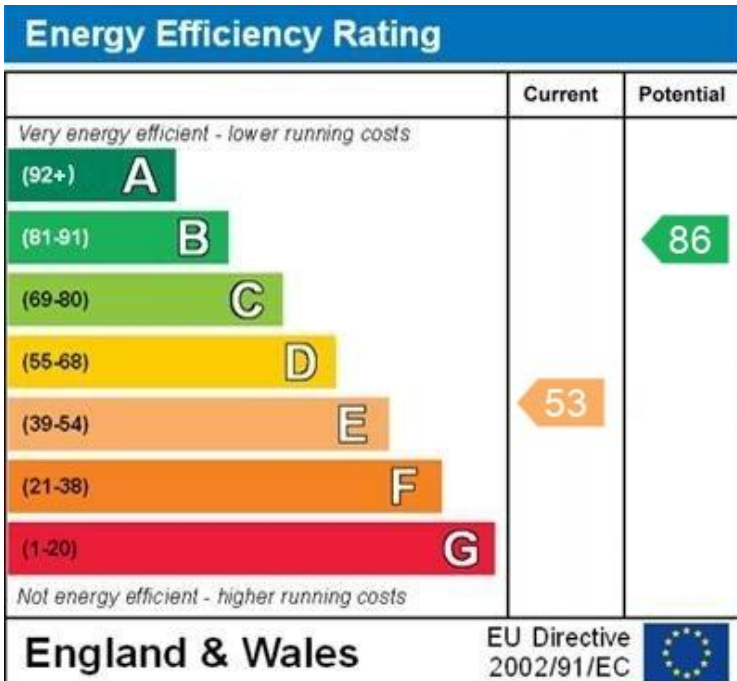
Local Authority Thanet District Council
Council Tax Band B
Council Tax Cost (PA) £1,824.09

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

AGENTS NOTES

The property has a flat roof. You may need to speak to your broker to discuss funding.



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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 are 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

