



Thomas
jackson
ESTATE AGENTS



20 Lonsdale Avenue

Margate, CT9 3BT

- Envidable Residential Location Close To Cliff Tops & Local Shopping
- Four Double Bedrooms
- Shower Room & Family Bathroom
- Home Office Or Ground Floor Bedroom Five
- Garage Or Workshop Plus Ample Parking
- Gas Central Heating & Double Glazing
- Tastefully Decorated

£600,000

EPC Rating '63'





Property Description

THE PROPERTY

Nestled in a sought-after corner of Margate, this impressive four-bedroom detached house offers a lifestyle of comfort and convenience. Stepping inside, you're greeted by a sense of space and light, with two generously sized reception rooms providing versatile areas for relaxation and entertaining. The heart of the home lies in the substantial kitchen diner breakfast room, a fantastic hub for family life and social gatherings, offering ample space for cooking, dining, and casual meals. For those working from home, a dedicated home office provides a quiet and productive environment. Upstairs, four well-proportioned bedrooms offer comfortable retreats, while outside, the property boasts a large block pave driveway providing ample off-street parking and leading to a convenient garage. The low-maintenance garden ensures you can enjoy the outdoors without the burden of extensive upkeep, making this exceptional property in a superb area of Margate a truly desirable place to call home.



ENTRANCE PORCH

8' 0" x 3' 3" (2.44m x 0.99m) Double glazed French doors into the entrance porch with double glazed leaded light panels 8'0" X 3'3" ceramic tile floor, wooden panelled glazed door to entrance hallway with red light panels

ENTRANCE HALLWAY

17' 11" x 5' 6" (5.46m x 1.68m) Measurement include stairs to first floor double radiator, oak flooring, door to under stairs storage cupboard, doors to-

SITTING ROOM

16' 6" x 12' 11" (5.03m x 3.94m) Measurement into bay, coved ceiling, double glazed leaded light effect windows to the front, two double glazed windows to the side, fire surround with a inset coal effect gas fire, oak flooring, two radiators, telephone point.

DINING ROOM

25' 1" x 13' 0" (7.65m x 3.96m) Dining room combined measurement, reducing two 7'11", coved ceiling, two double glazed windows to the side, oak flooring, two radiators, marble fire surround houses a coal effect gas fire, double glazed windows overlook garden, internal window to the breakfast room.

KITCHEN BREAKFAST ROOM

17' 2" x 10' 5" (5.23m x 3.18m) Measurements include an extensive range of fitted high gloss units with space for an oversized fridge freezer, pan drawers and cupboards, pull out pantry unit, space for dishwasher, space for gas range cooker, granite worksurface and upstands,, glass tile splashback, range of coordinating wall units over featuring open display, double glazed window to rear garden, double glazed door and double glazed window, coordinating door opens into a pantry cupboard with space and plumbing for a washing machine, plenty of storage space, ceiling inset with halogen lighting, ceramic flooring arch leads to breakfast area.

BREAKFAST ROOM

12' 11" x 7' 9" (3.94m x 2.36m) Coved ceiling, two wall light points, radiator, tiled flooring, double glazed window to side, internal window to dining room, double glazed French doors lead onto the garden with double glaze panels to the side.

LOBBY

Doors to:-

CLOAKROOM WC

door to lower lobby with a cloaks cupboard with hanging and shelving. Doors to:-





HOME OFFICE

11' 1" x 8' 4" (3.38m x 2.54m) Study 11' 1" X 8' 4", picture rail, double glazed window to front, double glazed window to side, radiator.

STAIRS TO

LANDING

Stairs leading to 1st floor. Split level landing, radiator, doors to:-

BEDROOM ONE

16' 1" x 12' 11" (4.9m x 3.94m) Ceiling inset with downlights, laminate flooring, three double glazed windows overlook the rear garden, Double glazed window, secondary glazed window to the side.

BEDROOM TWO

10' 6" x 10' 1" (3.2m x 3.07m) Measurement includes a range of built-in wardrobes, double window overlook rear garden, radiator, TV point

BEDROOM THREE

11' 11" x 8' 4" (3.63m x 2.54m) Ceiling inset with halogen downlights, laminate flooring, radiator, three double glazed windows to the side.

BEDROOM FOUR

17' 0" x 12' 2" (5.18m x 3.71m) Measurements include a range of bespoke fitted wardrobes with high gloss and wood finish, double glazed light window to front, double radiator

FAMILY BATHROOM

8' 11" x 8' 2" (2.72m x 2.49m) Measurements include a double shower enclosure with a glass screen, mains bed thermostatic shower fitment over featuring an oversized shower rose, vanity wash and basin with cupboards and drawers, mixer tap over attractive tiling to rear, low level WC, double glazed frosted window to front, ceiling inset with downlights, heated towel rail, ceramic tile floor.

SHOWER ROOM

From the half landing a built-in storage cupboard, then door to shower room suite comprising of low-level WC vanity wash and basin and corner glaze shower enclosure features a thermostatically controlled mains fed shower fitment, double glazed window to rear, heated towel rail, attractive tiling, tiled flooring, access to loft space

REAR GARDEN

The rear garden is set to a low maintained lawn with mature planted borders, there is also a large paved patio, pedestrian gateway to the side, access to the garage.





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 firms 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 F
Council Tax Cost (PA) £3,387.59

FRONTAGE

Block paved driveway, access to the garage, planted borders.



TOTAL FLOOR AREA : 2067 sq.ft. (192.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

