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jackson
ESTATE AGENTS



7 New Cross Street

Margate, CT9 1EH

- Old Town Margate Conservation Area
- Walking distance of The Harbour Arm and The Beach
- Superb facilities on the doorstep
- Four Double Bedrooms
- Two Bathrooms, Chain Free
- Recently Renovated Throughout
- Conservatory Overlooks Pretty Courtyard
-

£435,000

EPC Rating '63'





Property Description

THE PROPERTY

This beautiful four-bedroom townhouse, recently remodelled and redecorated, offers a perfect blend of historic charm and contemporary luxury in Margate's vibrant Old Town. Arranged over three floors, the property is ideally situated just moments from the beach, the iconic Harbour Arm, and a plethora of independent restaurants and shops. Boasting modern comforts such as central heating and double glazing, this delightful home also features a private courtyard garden, providing a tranquil oasis in the heart of the town. This property is offered chain free.

ENTRANCE HALLWAY

Panel door and glazed panel to side, open to hallway, stairs to 1st floor, laminate flooring, picture rail, dado rail, doors to:-

SITTING ROOM

16' 5" x 12' 2" (5m x 3.71m) Coved ceiling, double glazed window to front, double radiator, moulded skirting boards, laminate flooring, Adams style brick



built chimney recess with a feature breast of feature beam, archway leads to kitchen, door two.

LOBBY AND SHOWER ROOM

Comprising of WC and wash basin, tiled shower enclosure features a thermostatically controlled shower fitment, extractor fan, wall light point, quarry tiled flooring.

KITCHEN DINER

15' 5" x 10' 5" (4.7m x 3.18m) Maximum measurements include a range of fitted base units with space for washing machine and slimline dishwasher, fitted electric oven, work surface over insect with a four burner gas hob and a stainless steel sink with a mixer tap over, ceramic tiled splashback, range of coordinating wall units over, stainless steel Chimney style filter hood, double radiator, ceramic tile flooring, door to conservatory.

Stairs to 1st floor



CONSERVATORY

10' 0" x 6' 10" (3.05m x 2.08m) Set beneath a polycarbonate roof with double glazed units, French doors open to the courtyard, exposed floorboards.

STAIRS TO

LANDING

Landing, dado rail, picture rail, stairs to 2nd floor, double glazed window, storage niche, door to storage cupboard featuring timber shelving, doors to:-

BEDROOM

10' 6" x 10' 0" (3.2m x 3.05m) Picture rail, dado rail, radiator, double glazed sash window to front.



BEDROOM

14' 1" x 10' 7" (4.29m x 3.23m) Maximum, coved ceiling, picture rail, dado rail, double glazed window, radiator, range of built-in wardrobes with rails and storage shelf.

SHOWER ROOM WC

Suite comprising of double shower enclosure with splashback fitted with an electric shower, vanity wash basin set with storage below and mixer tap over, low-level WC, wall mounted cupboard, a illuminated mirror, extractor fan, attractive panelled walls, radiator.

STAIRS TO

LANDING

Stairs to 2nd floor and landing, double glazed window, coved ceiling, picture rail, door, doors to:-





BEDROOM

17' 3" x 8' 5" (5.26m x 2.57m) Two double glazed windows to front, radiator, range of recessed built-in wardrobes with hanging rail and storage shelving, door to shelved storage cupboard.

BEDROOM

11' 0" x 8' 0" (3.35m x 2.44m) Double glazed window, radiator, coved ceiling, picture rail, dado rail, TV point.

GARDEN

The garden is accessed through the conservatory, laid to crazy paving, brick built raised flower bed, set within walled perimeters.

COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band B

Council Tax Cost (PA) £1,563.50

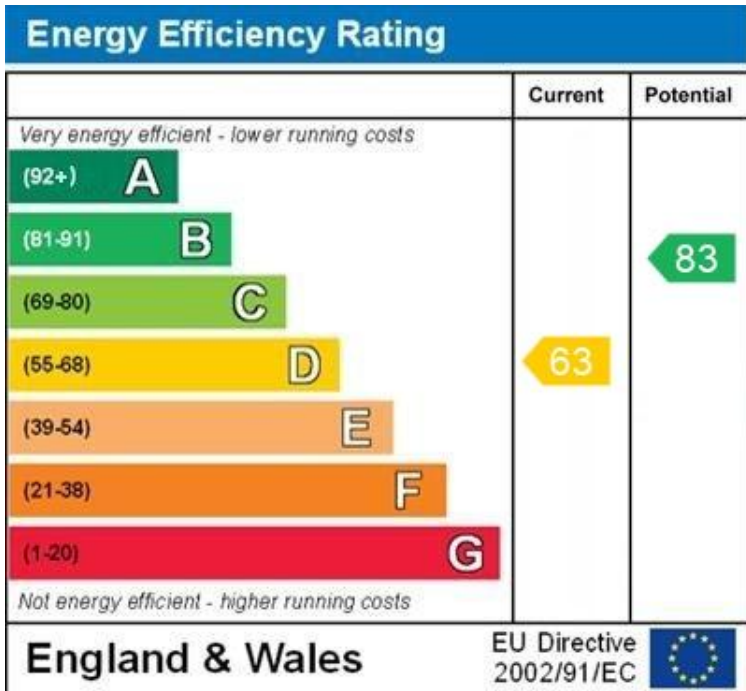
ANTI MONEY LAUNDERING

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

MEASUREMENTS

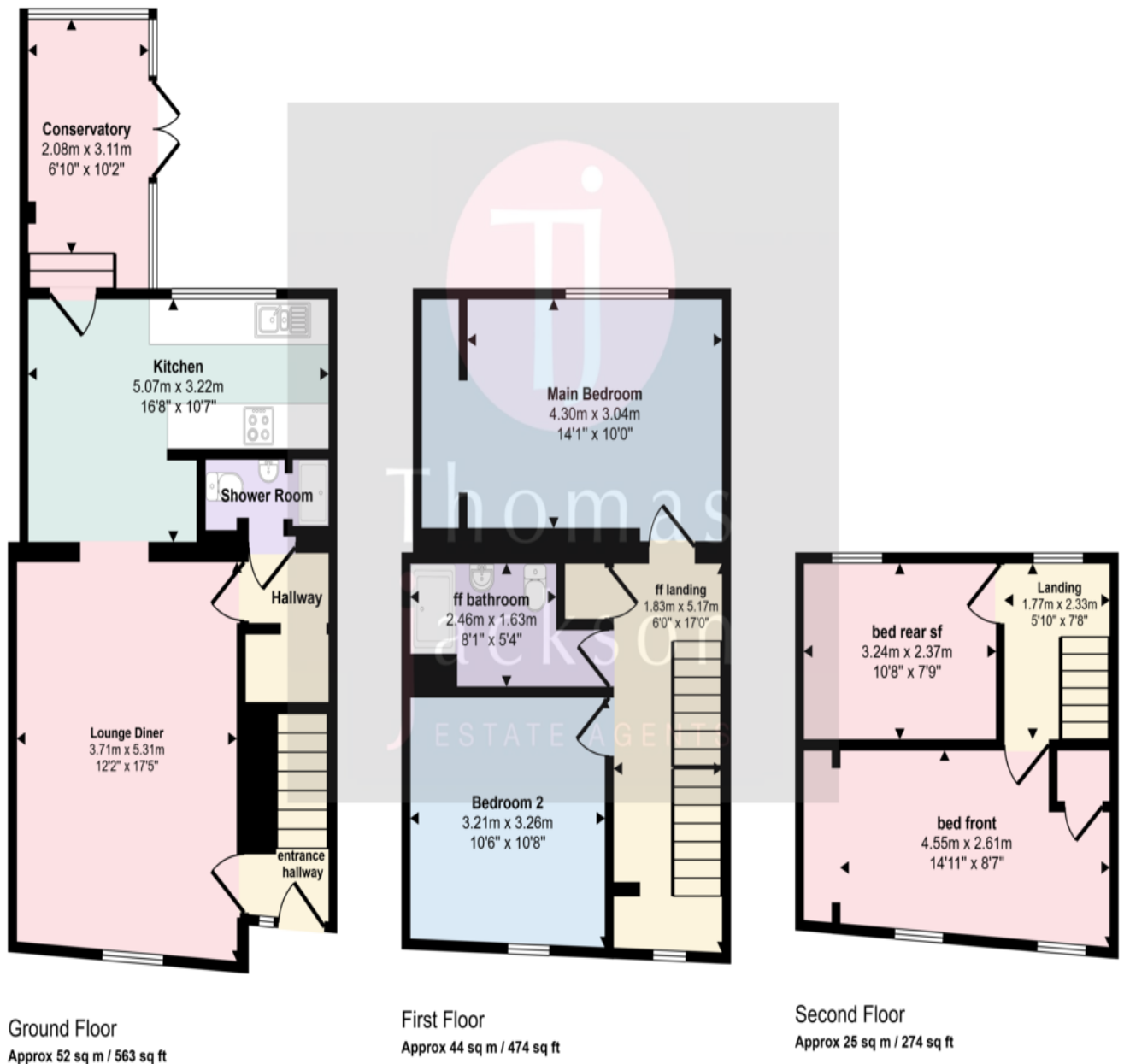
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Approx Gross Internal Area
122 sq m / 1312 sq ft



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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