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ESTATE AGENTS



9 Vicarage Place

Margate, CT9 1LQ

- Character property
- Four bedrooms
- Arranged over three floors
- Central location
- Pretty garden
- No Chain
- Two bathrooms

£289,000

EPC Rating 'TBC'





Property Description

DESCRIPTION

Located within the desirable conservation area of Vicarage Place in the heart of Margate, this attractive 4-bedroom + 2 bathrooms, Grade II listed Georgian property presents a rare opportunity. Offered with no forward chain, this residence, arranged over three floors, seamlessly blends historic charm with contemporary living, boasting a modern décor and interior throughout. Currently operating as a thriving Airbnb, the property offers immediate income potential or a lovely family home. The property offers 4 bedrooms, a modern kitchen with appliances, a contemporary upstairs bathroom as well as a convenient shower room / W.C. located on the ground floor. Outside there is a pretty garden to the rear with a paved patio area, artificial lawn and a gate providing pedestrian rear access to High Street and close convenience store. . Perfectly positioned to enjoy all that central Margate has to offer, from its vibrant arts scene to its sandy beaches, this property truly is a must-see.



ENTRANCE HALL

SITTING ROOM

13' 2" x 11' 2" (4.01m x 3.4m) Sash bay window, radiator.

KITCHEN

16' 1" x 8' 1" (4.9m x 2.46m) Measurements to include matching kitchen units, stone effect worktops, ceramic butler sink with chrome tap, built in electric oven and hob, stainless steel extractor, breakfast bar, sash window to rear, panelled door to rear garden, wood effect vinyl flooring, panelled door into



SHOWER ROOM/W.C.

Tiled walls, walk in shower cubicle, low level W.C. with inset ceramic hand basin and mixer tap, vinyl wood effect flooring.

LOWER GROUND LEVEL

MAIN BEDROOM

10' 9" x 16' 4" (3.30m x 5.00m) Panelled door to entrance lobby, sash window, inset spot lights, wood effect vinyl flooring, radiator.

SPLIT LEVEL LANDING

BEDROOM

8' 7" x 8' 1" (2.62m x 2.46m) Sash window, radiator.

BEDROOM

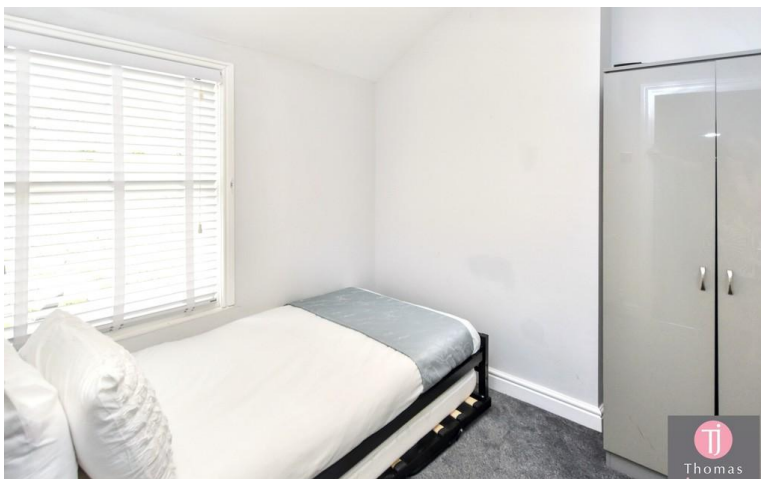
7' 6" x 6' 2" (2.29m x 1.88m) Sash window, radiator.

BATHROOM

Modern white suite comprising a panelled bath, low level W.C., vanity unit with inset basin, sash window, chrome heated towel rail, tiled walls, wood effect vinyl flooring.

BEDROOM

11' 9" x 9' 5" (3.58m x 2.87m) Sash bay window, radiator.



REAR GARDEN

Brick/flint boundary walls, paved patio area with raised borders, steps up to the artificial lawn with side borders and a further paved patio area. There is a timber gate providing pedestrian rear access. Access to the brick shed, storage for a tumble dryer, with power.

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.

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

AGENTS NOTES

Freehold Property

Grade II Listed

Conservation Area

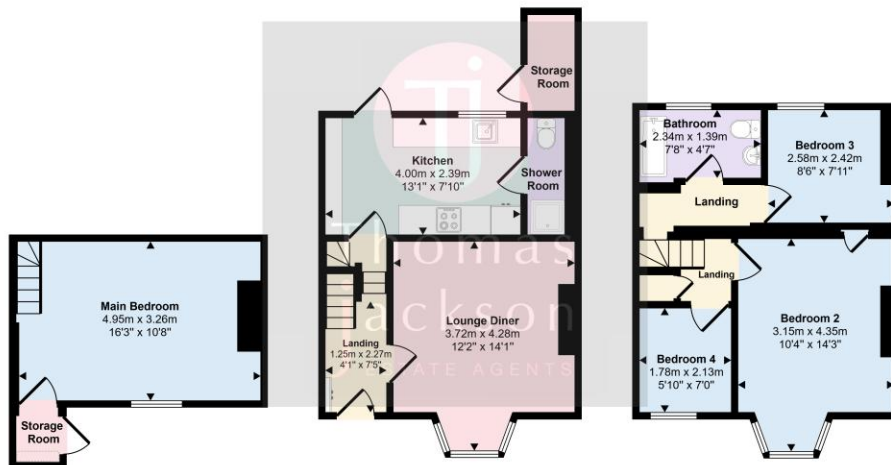
Local Authority - Thanet District Council

Council Tax Band B

Council Tax Cost (PA) £1860



Approx Gross Internal Area
85 sq m / 915 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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