42 Palm Bay Avenue, Cliftonville, Margate, CT9 3NR

£595,000

- Substantial corner plot
- Three double bedrooms
- Extended bungalow
- Shower Room with a separate W.C.
- Double garage
- Direct sea views

RARELY AVAILABLE…. A substantial three-bedroom detached bungalow located on a generous corner plot in Palm Bay with direct sea views. The seafront property is situated on the corner of Palm Bay Avenue and Clarence Avenue minutes from the clifftop with easy access to Margate and Broadstairs. Extended and remodelled offering spacious accommodation throughout to include: a large entrance porch with sea views, a 37ft L shape hallway, a generous lounge/diner and study with direct sea views. There is a spacious kitchen with a double-glazed door leading to the private paved courtyard garden and access to a useful utility room. At the rear of the bungalow there are three double bedrooms a shower room and separate W.C. Additional features include a double garage with an electric door, driveway for two vehicles, double glazed windows and gas central heating. Keys held for immediate viewings. Chain Free.

Property Description

RECEPTION PORCH

10' 7" x 9' 0" (3.23m x 2.74m) Double glazed porch, sea views, carpet flooring.

HALLWAY

37' 10" x 4' 3" (11.53m x 1.3m) L-Shape, Coved, radiators, built in double cupboard with sliding mirrored doors, 2 x double glazed windows with sea views built in cupboard housing the boiler

LIVING ROOM

23' 5" x 17' 7" (7.14m x 5.36m) 17'7 narrows to 10'6". Double windows, sea views, double rad, Coved ceiling, double glazed door and window to patio, wall lights

DINING ROOM

12' 10" x 8' 9" (3.91m x 2.67m) Double glazed window, double radiator, parquet flooring

W.C.

Double glazed window, low level wc vanity, part tiled walls, tiled flooring

KITCHEN

11' 1" x 10' 11" (3.38m x 3.33m) Measurements to include the matching kitchen units, range cooker, stainless steel chimney hood, space for a fridge/freezer, double glazed door and window. Pantry with shelving and a double-glazed window

BEDROOM TWO

11' 1" x 11' 11" (3.38m x 3.63m) Double glazed window, radiator.

BEDROOM THREE

11' 1" x 8' 10" (3.38m x 2.69m) Double glazed window radiator, coved ceiling

BEDROOM ONE

11' 11" x 15' 11" (3.63m x 4.85m) Dual aspect double glazed

windows, radiator, built in double wardrobe.

SHOWER ROOM
Double glazed window, shower cubicle with an electric shower, vanity unit with an inset ceramic sink, chrome heated towel rail, tiled walls and flooring.

FRONT AND SIDE GARDENS
Brick boundary walls, laid to lawn with flower and shrub borders, concrete drive for one car.

REAR GARDEN
Low maintenance paved courtyard garden, outside tap, pedestrian side access, access into the garage, brick storage area for bins.

DOUBLE GARAGE
Single glazed door and window, power and light, electric garage door.

AGENT NOTES
Freehold

Council Tax Band

EPC Band C

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 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.

Flood Area:

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

Thomas Jackson ESTATE AGENTS

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