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West Park Avenue, Margate, Kent

Offers Over £650,000

# West Park Avenue, Margate, Kent

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### DESCRIPTION

3/4 BEDROOMS PLUS OVER 1/3 ACRE PLOT Your Move are delighted to market not only this lovely Art Deco home but also a plot to the rear which is approximately 1/3 acre and is accessed via the drive on the side of the property. This would be ideal with the relevant permissions to be used as either an Airbnb plot, granny annex, swimming pool, livestock or just an extremely large garden. This home currently benefits from 3 double bedrooms and a bathroom upstairs and downstairs there is a 4th bedroom/dining room or office, downstairs wc with the potential of adding a wetroom, a utility area, large L shaped kitchen/diner and a lounge area. It also has a lovely mature rear garden and low maintenance front garden providing off street parking for several vehicles. This large plot is located in one of the sought after avenues and really needs to be viewed to appreciate all it have to offer and its future potential. This could also be sold as a chain free sale. EPC TBC. Call today to view on 01843 291777

### ENTRANCE LOBBY

Via double glazed door with downlight and block glass wall

### ENTRANCE HALL

With under stairs storage where the meters are located, carpeted, radiator, smoke alarm.

### INNER HALL

This area combined with the toilet could be converted into a wet room. It currently has a double glazed door to the side

### DOWNSTAIRS WC

With a double glazed obscured window to the side, low level wc, wash basin, tiled walls, downlights.

### BEDROOM/DINING ROOM

With a double glazed window to the front, dimmer lights, carpeted, tv point, radiator.

### KITCHEN/DINER

L shaped with a range of matching wall and base units in a black gloss finish with complementary worktops, composite 1.5 bowl sink and drainer, Belling 7 ring gas range with extractor over. Smeg dishwasher, American style fridge/freezer. Two radiators, space for table and chairs, downlights, tiled flooring. Double glazed window to the rear and double glazed patio door to the rear garden, 2 opening lanterns.

### UTILITY AREA

With 2 doubled glazed windows to the side, Ideal combi boiler just 2 years old, washing machine, tiled floor

### LOUNGE AREA

With a door to the entrance hall, carpeted, downlights, open plan to the dining area, block glass wall, tv point.

### FIRST FLOOR LANDING

Via a carpeted staircase with a double glazed window to the front, opening lantern.

### BEDROOM

With a double glazed window to the rear, carpeted, radiator, telephone point, built in wardrobes

### BEDROOM

With a double glazed window to the front, carpeted, radiator, built in wardrobes

### BEDROOM

With a double glazed window to the rear, carpeted, radiator.

### BATHROOM

With a double glazed obscured window to the side with fitted blind, half tiled walls, corner bath with traditional taps and shower over, low level wc, wash basin into gloss white vanity unit, extractor, heated white towel rail.

### REAR GARDEN

Approximately 72 ft, mainly laid to lawn with mature shrubs and ornamental trees/plants such as bamboo, Olives, grape, cherry, jasmine, passion flower, red robin and almond to name but a few. There is an Indian stone paved patio, fish pond with fish, outside tap, side access

### SIDE ACCESS

Gated side access to the rear plot

### REAR PLOT /ADDITIONAL LAND

Approximately 1/3 of an acre in total to the rear excluding the existing garden and accessed via the gates to the side of the property. This currently has a couple of outbuildings which have been used as guest accommodation previously and storage. The land will be cleared of rubbish and flattened. This area has huge potential with the relevant permissions to either extend the current house, build a granny annex at the rear of the current house and have a separate garden, as an Airbnb location, swimming pool, livestock, or even just as an extremely large garden.

### LOCATION

Located in one of the sought after Cliftonville Avenues. Just a short stroll to Northdown Park, the local shops and the cliff tops at Palm Bay with its sandy beaches.

### FLOORPLAN

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## DIMENSIONS

Entrance Lobby - 1.58m x 0.85m (5'2" x 2'9")

Inner Hall - 2.28m x 0.84m (7'6" x 2'9")

Downstairs Wc - 2.08m x 0.84m (6'10" x 2'9")

Bedroom/Dining Room - 3.70m x 2.92m (12'2" x 9'7")

Kitchen/Diner - 7.88m x 5.86m (25'10" x 19'3")

Utility Area - 4.07m x 0.84m (13'4" x 2'9")

Lounge Area - 3.68m x 3.12m (12'1" x 10'3")

Bedroom - 5.24m x 3.71m (17'2" x 12'2")

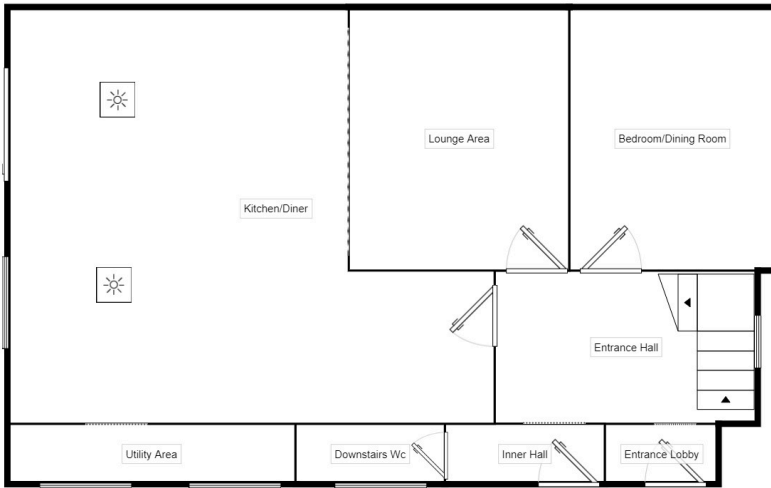
Bedroom - 3.71m x 2.87m (12'2" x 9'5")

Bedroom - 4.29m x 2.29m (14'1" x 7'6")

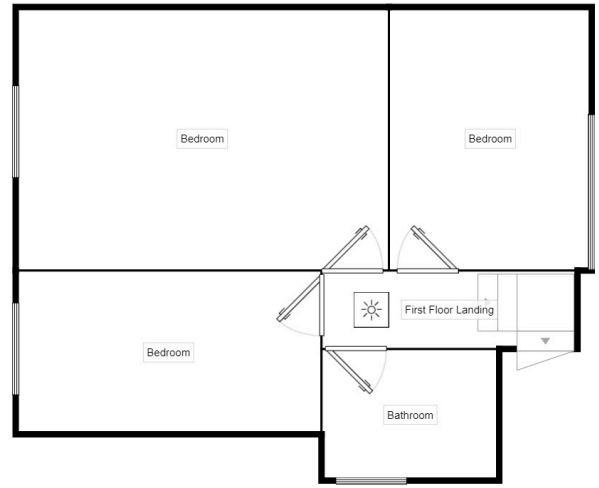
Bathroom - 2.48m x 1.84m (8'2" x 6'0")



Ground Floor



First Floor



Measurements are approximate. Not to scale. For illustrative purposes only.

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**Draft Details**

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

**Fixtures & Fittings**

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

**Services Connected**

Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

**All Measurements**

All Measurements are Approximate



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