



The Ridings, Cliftonville, Margate, CT9 3EJ
Offers Invited £575,000



Rarely Available and Highly Sought After

We are delighted to present this beautiful detached house, located on the prestigious and peaceful road of The Ridings in Margate.

This charming property combines kerb appeal with practicality, offering the luxury of off-street parking. To the side, a lean-to runs almost the full depth of the property, complemented by an integral garage. Step through the porch into a spacious hallway. To your right, you'll find the well-proportioned lounge, which flows effortlessly into the dining room and further into a generously sized conservatory, perfect for enjoying views of the split level garden, which offers a large paved seating area as well as lush lawn and mature shrubs. Completing the ground floor is a sleek, modern kitchen with integrated appliances, as well as a convenient downstairs WC.

The first floor is home to four double bedrooms, ideal for family living or hosting guests. The principal bedroom boasts the added benefit of a en-suite shower room, while the other bedrooms enjoy easy access to the family bathroom, fitted with a classic three-piece suite. Ample storage space throughout the home ensures practicality and convenience.

The Ridings offers an enviable clifftop position to the east of Margate, with uninterrupted sea views and a variety of leisure activities on your doorstep, including kite surfing, paddle boarding, cycling, and coastal walks. Easy access to Margate Old Town, the Turner Contemporary Art Gallery, and the iconic Walpole Bay Hotel, renowned for serving the finest cream teas. Excellent transport links include Margate railway station, which offers high-speed services to London St. Pancras, as well as convenient road access to the A299 Thanet Way and M2 motorway.

With only 65 recorded property sales since 1995, it's clear that those who move to The Ridings rarely wish to leave.

Don't delay! Contact the TMS team today to arrange your viewing and take the first step towards your next home!





Porch
6'7" x 5'0" (2.02 x 1.54)
Lounge
17'4" x 11'11" (5.30 x 3.64)
Kitchen
13'8" x 11'7" (4.19 x 3.54)
Dining Room
15'8" x 10'5" (4.78 x 3.18)
Conservatory
14'1" x 11'4" (4.31 x 3.46)



W.C
8'8" x 3'2" (2.66 x 0.97)
Lean-To
26'6" x 4'4" (8.09 x 1.33)
Integral Garage
15'10" x 8'8" (4.85 x 2.66)
FIRST FLOOR

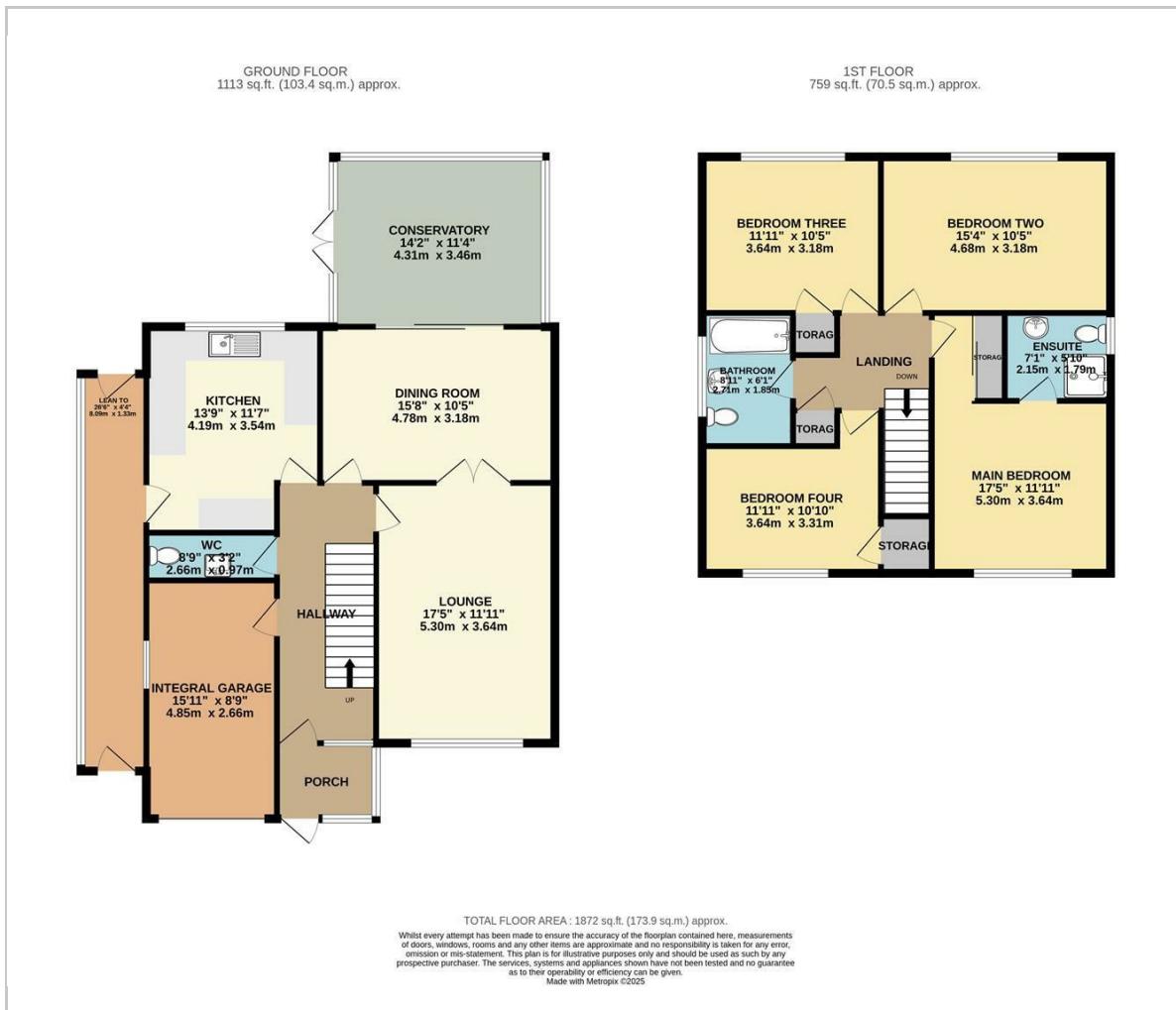


Main Bedroom
17'4" x 11'11" (5.30 x 3.64)
Ensuite
7'0" x 5'10" (2.15 x 1.79)
Bedroom Two
15'4" x 10'5" (4.68 x 3.18)
Bedroom Three
11'11" x 10'10" (3.64 x 3.31)
Bedroom Four
11'11" x 10'10" (3.64 x 3.31)



Bathroom
8'10" x 6'0" (2.71 x 1.85)
Identification Checks
Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

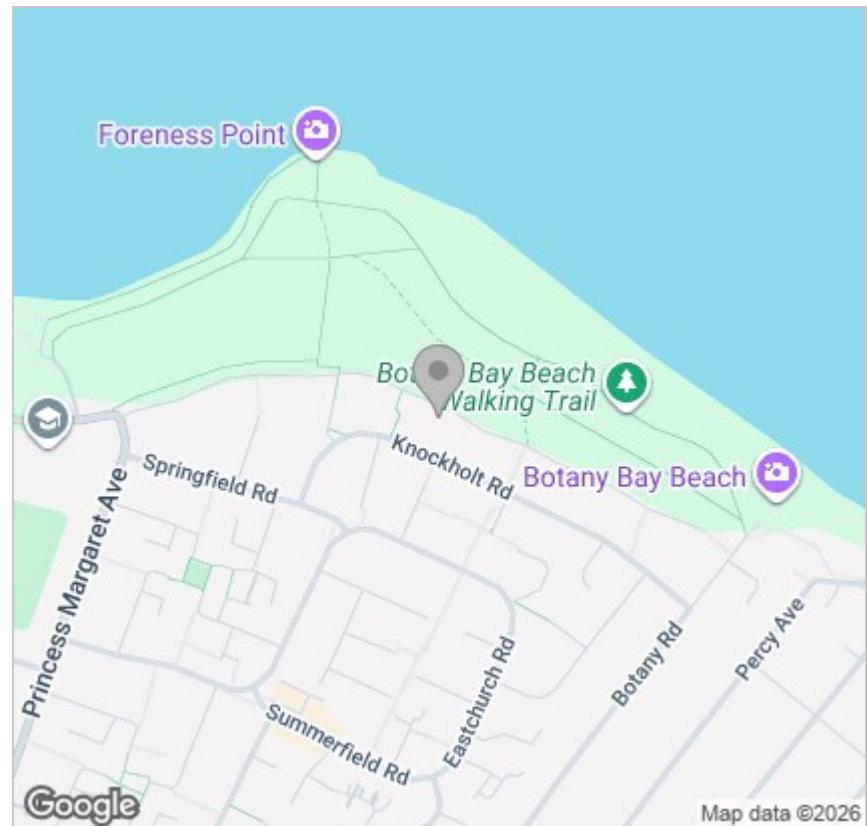
Floor Plan



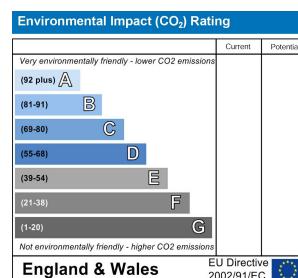
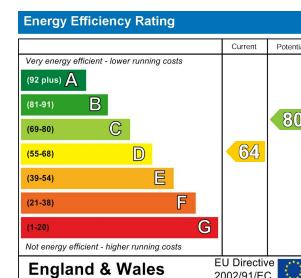
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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.