



Proudly Presents  
9 CLIFTON GARDENS, MARGATE







#### **Entrance Hallway**

Double glazed entrance door into entrance hallway, coved ceiling, double radiator, ceramic tile flooring, stairs to 1st floor, doors to:-

#### **Sitting Room**

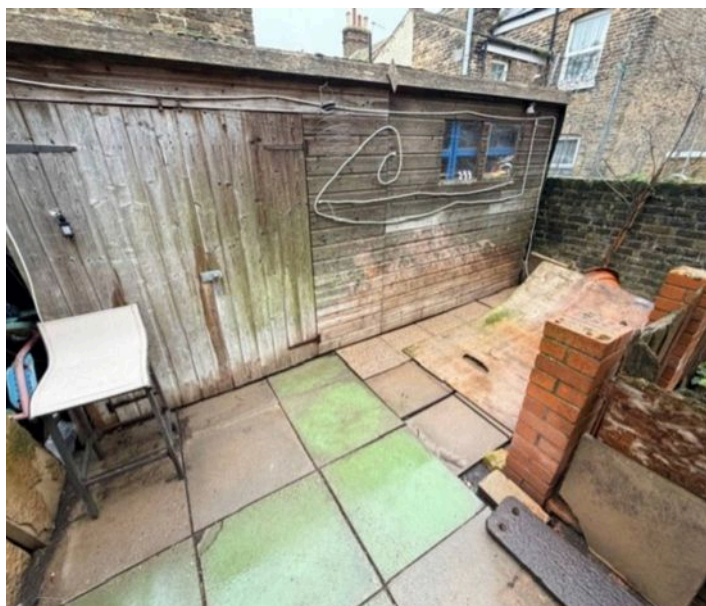
14' 11" x 11' 4" (4.55m x 3.45m)

oved ceiling, double glazed bay window to front, telephone point, double radiator.

#### **kitchen**

11' 9" x 9' 5" (3.58m x 2.87m)

Maximum, including range of fitted base units with space for washing machine and tumble dryer, integrated fridge freezer, Larder storage cupboard, integrated dishwasher, cupboards and drawers, two electric ovens plus a heated proving drawer, worksurface over inset with a four burner gas hob, attractive tiled splashback, extensive range of wall cabinets, wall mounted gas boiler for central heating and domestic hot water, double glazed window, ceramic tile flooring. Bathroom sweep comprising of low-level WC, wash and pedestal basin and a panel bath with twin grips and mixer tap shower fitment over fitted shower screen, attractive tiling, double glazed window and heated towel rail double glazed door two Courtyard gar



#### **Bathroom**

Suite comprising of low-level WC, wash hand pedestal basin and a panel bath with twin grips and mixer tap shower fitment over, fitted shower screen, attractive tiling, double glazed window and heated towel rail double glazed door to the courtyard.



### Entrance Hallway

Double glazed entrance door into entrance hallway, coved ceiling, double radiator, ceramic tile flooring, stairs to 1st floor, doors to:-

### Sitting Room

14' 11" x 11' 4" (4.55m x 3.45m)

oved ceiling, double glazed bay window to front, telephone point, double radiator.

### kitchen

11' 9" x 9' 5" (3.58m x 2.87m)

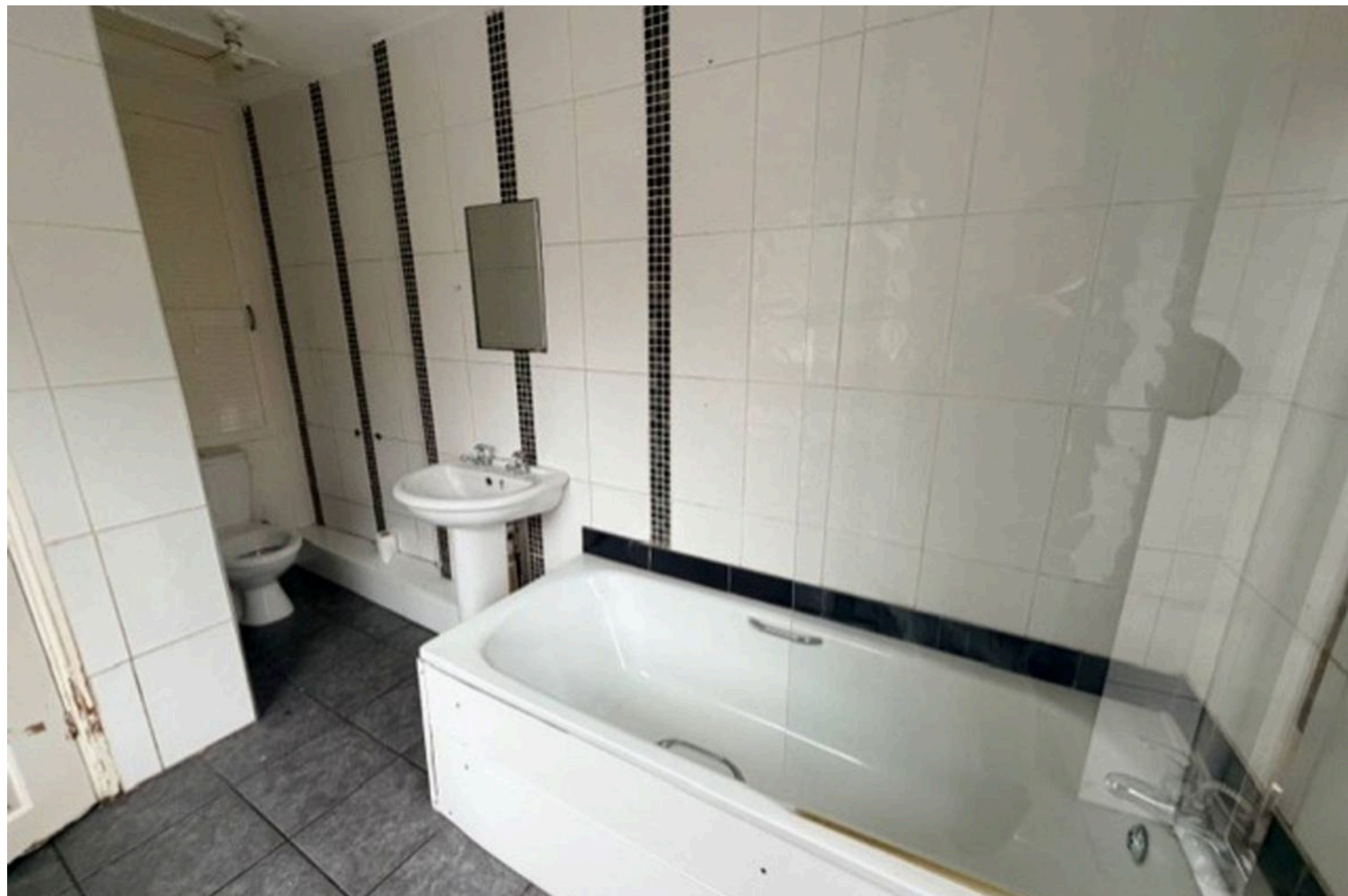
Maximum, including range of fitted base units with space for washing machine and tumble dryer, integrated fridge freezer, Larder storage cupboard, integrated dishwasher, cupboards and drawers, two electric ovens plus a heated proving drawer, worksurface over inset with a four burner gas hob, attractive tiled splashback, extensive range of wall cabinets, wall mounted gas boiler for central heating and domestic hot water, double glazed window, ceramic tile flooring. Bathroom sweep comprising of low-level WC, wash and pedestal basin and a panel bath with twin











Nestled in the heart of Cliftonville, this spacious top floor maisonette presents an exceptional opportunity for buyers seeking a well-appointed and versatile home in a highly sought-after location. Arranged over two floors, the property offers a thoughtfully designed layout that maximises both space and comfort, making it ideal for a variety of lifestyles. The property is very much a blank canvass, offering the new buyer opportunity to really make it their own. On entering, you are welcomed by a bright and inviting hallway that leads to a generously sized living area, perfect for relaxing or entertaining guests. The well planned fitted kitchen features modern cabinetry, quality work surfaces, and ample storage, providing a practical and stylish space for culinary enthusiasts. This maisonette boasts three well-proportioned bedrooms, each offering a peaceful retreat with plenty of natural light and flexibility for use as guest rooms, a home office, or additional living space. Additional benefits include a share of freehold, offering peace of mind and a sense of ownership, as well as the advantage of being sold chain free, ensuring a smooth and efficient purchase process. The property's prime Cliftonville address places it within easy reach of local amenities, vibrant cafes, and transport links, making it a convenient base for both commuting and enjoying the best of the area's lifestyle offerings. Whether you are a first-time buyer, a downsizer, or an investor, this maisonette represents a rare blend of space, style, and location, ready to move into and enjoy. With its flexible accommodation, and desirable setting, this home is sure to attract considerable interest. Early viewing is highly recommended to fully appreciate the quality and potential that this outstanding property has to offer.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

You can include any text here. The text can be modified upon generating your brochure.