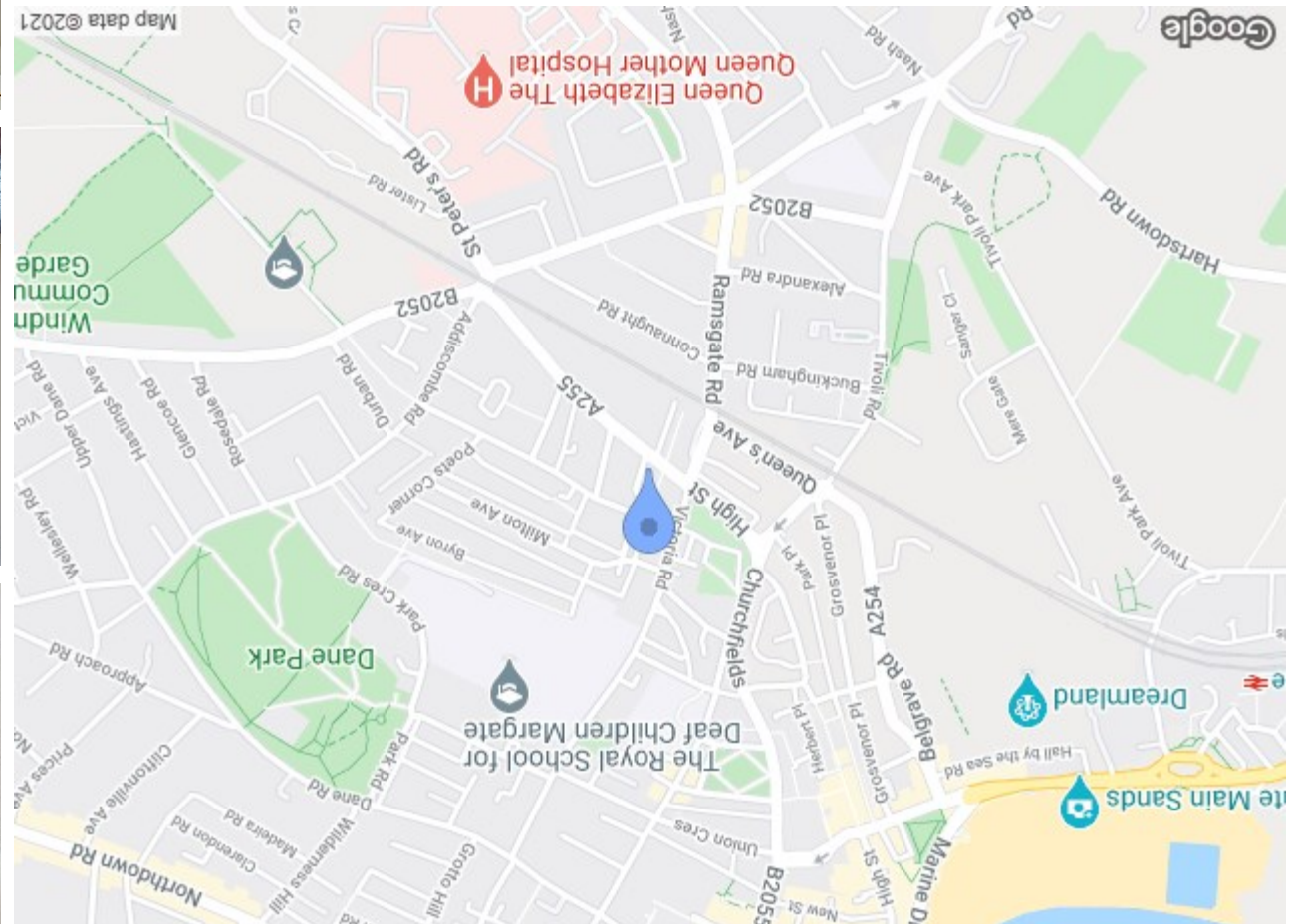


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(45-54)
F	(31-40)
G	(1-30)
Very energy efficient - lower running costs	
Current	Possible
46	77



22 OXFORD STREET
MARGATE

£425,000



155-157 Northdown Road, Margate, Kent, CT9 2QY
t. 01843 231222 e. cliffonville@milesandbarr.co.uk

YOUR PROPERTY AGENT

- Five Bedroom
- Victorian Delight
- Freehold
- New Roof
- Private Garden
- Cellar
- Exposed Brick Fireplace
- Large Loft
- Wooden Floorboards

LOCATION

Margate is a fantastic seaside town and contains the areas of Cliftonville, Garlinge, Palm Bay and Westbrook. The energy surrounding Margate is excellent, it holds the likes of a world class Art Gallery, the UK's original pleasure park 'Dreamland', fast Rail links into London and of course not forgetting the stunning sandy beaches and sparkling bays. You are within a 10 minute drive to the neighbouring towns which are Broadstairs, Ramsgate and Birchington. There are also good road links to London via the A299 Thanet Way and M2 Motorway.

ABOUT

STUNNING FIVE BEDROOM VICTORIAN TOWNHOUSE!! Miles & Barr are delighted to bring to the market this beautifully presented period townhouse situated within a few minutes walk to Margate's blue flag sandy beaches. Spanning over five floors, the lower ground floor benefits from a cellar with the ground floor boasting a stunning open plan lounge/dining room with exposed brick fireplace and original floorboards. Furthermore there is family bathroom and kitchen at the rear. This wonderful home has been well cared for and has recently had the roof replaced, viewings come highly recommended. The three floors above offer an additional WC and five bedrooms, four doubles and one single. Externally the property is set back from the road and there is a private low maintenance garden benefiting from rear access. Moreover, subject to the correct approved planning permissions, there is the potential for growth. Within only a few minutes walk you will find Margate golden sands, HS links to London St. Pancras, Dreamland and The Turner Contemporary. Please call Miles & Barr for more information and to arrange your internal viewings.

DESCRIPTION

- Lower Ground Floor
- Cellar
- Ground Floor
 - Lounge 12'6 x 11'7 (3.81m x 3.53m)
 - Dining room 11'6 x 11'2 (3.51m x 3.40m)
 - Kitchen 12'16 x 8'3 (3.66m x 2.51m)
 - Bathroom 8'8 x 6'3 (2.64m x 1.91m)
- First Floor
 - Landing
 - WC 6'8 x 3'7 (2.03m x 1.09m)
- Second Floor
 - Landing
 - Bedroom One 8'2 x 5' (2.49m x 1.52m)
 - Bedroom Two 11'8 x 10' (3.56m x 3.05m)
- Third Floor
 - Landing
 - Bedroom Three 11'7 x 10' (3.53m x 3.05m)
 - Bedroom Four 15'4 x 11'7 (4.67m x 3.53m)
 - Bedroom Five 11'6 x 9'11 (3.51m x 3.02m)
- Exterior
 - Rear Garden

