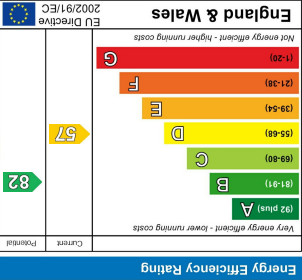


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



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3 CLIFTON ROAD
MARGATE



3 CLIFTON ROAD
MARGATE

£295,000

- Two Bedrooms
- Terrace
- Freehold
- Private Garden
- Popular Location
- Close to local amenities
- Walking distance to Old Town
- Newly Renovated

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

Miles & Barr are extremely pleased to bring to market this stunning fully refurbished two bedroom terraced home boasting an immaculate finish throughout! The accommodation is arranged over two floors with the ground floor comprising; Entrance hall, lounge to the front with a spacious open plan dining room and kitchen to the rear leading out to the sun trap garden which enjoys a south westly facing view. Upstairs there is a family bathroom and two double bedrooms. This truly is a beautiful home, which needs to be viewed internally to appreciate all that is on offer. Further benefits include planning permission which has been granted for a 3rd bedroom and kitchen extension which details can be found with the link <https://planning.thanet.gov.uk/online-applications/applicationDetails.do?keyVal=Q43LIUQEGHE00&activeTab=summary> Clifton Road is situated within walking distance to all the local amenities on Northdown Road, including Margate's old town, Turner Contemporary and HS Links to London St. Pancras. Please call sole agents Miles & Barr 7 days a week!

DESCRIPTION

Entrance

Lounge 11'02 x 10'05 (3.40m x 3.18m)

Dining Room 13'11 x 11'02 (4.24m x 3.40m)

Kitchen 12'11 x 6'08 (3.94m x 2.03m)

First Floor

Bedroom One 12'03 x 11'01 (3.73m x 3.38m)

Bedroom Two 11'02 x 8'06 (3.40m x 2.59m)

Bathroom 8'08 x 6'05 (2.64m x 1.96m)

Loft

Exterior

Garden

Shed

