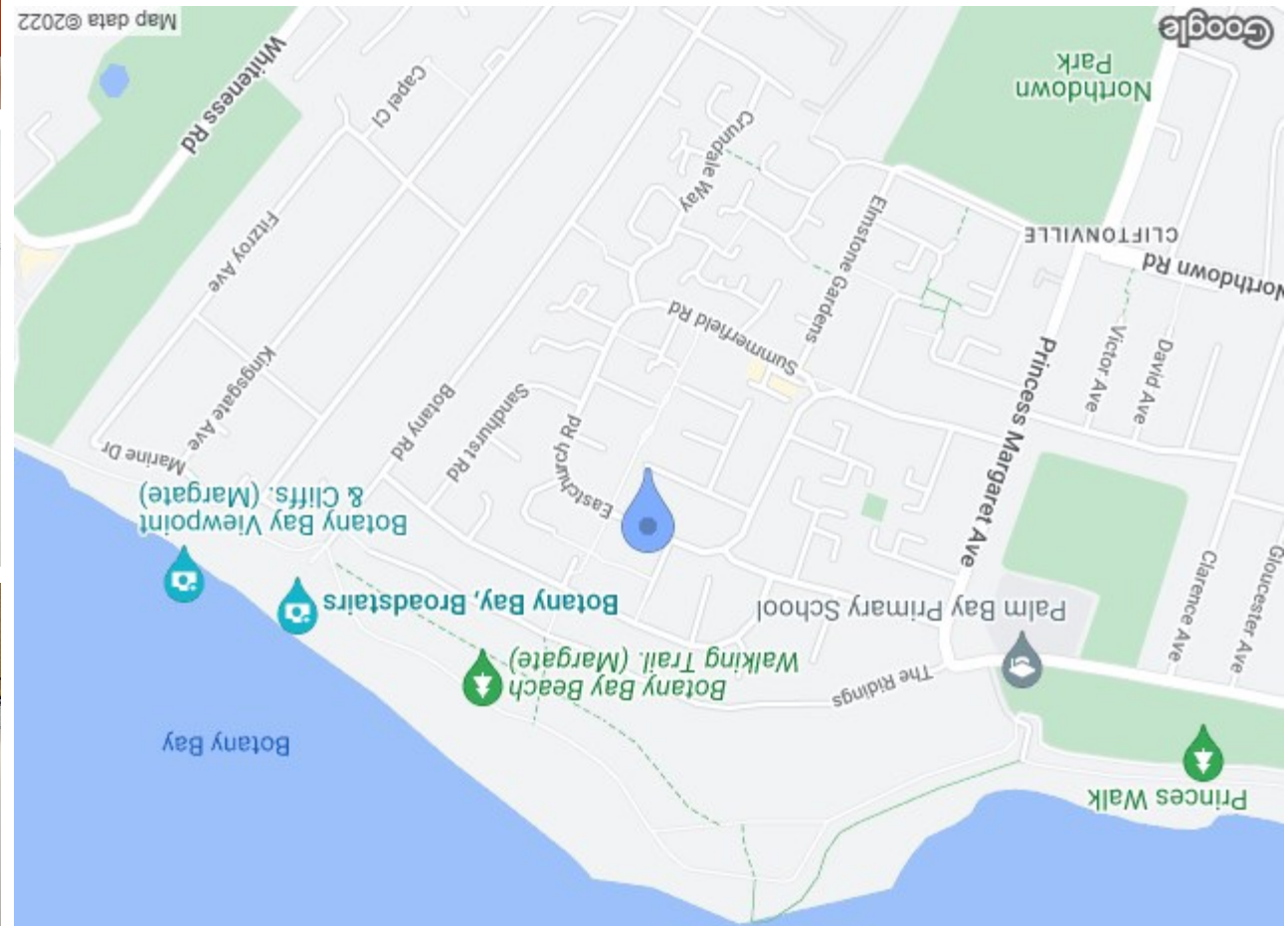


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



Energy Efficiency Rating	
Current	Possible
86	64
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (45-54)	
F (31-44)	
G (1-30)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



# STAPLEHURST GARDENS MARGATE



## STAPLEHURST GARDENS MARGATE

OFFERS IN THE REGION OF

155-157 Northdown Road, Margate, Kent, CT9 2QY  
01843 231222 e. [cliffonville@milesandbarr.co.uk](mailto:cliffonville@milesandbarr.co.uk)

miles & barr  
...valuing people, not just property





- 40 Ft Rear Garden With Hot Tub
- Off Street Parking
- Four Bedrooms
- Beautifully Presented
- Palm Bay
- South Facing Garden

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

**\*SOUTH FACING GARDEN\*** Miles and Barr are delighted to bring to market this spacious four-bedroom semi-detached family home. Situated in a popular residential area which is within easy walking distance of all local amenities including schools and public transport, this property has all you need on its doorstep. Internally the property comprises an entrance hall, large lounge/diner and kitchen. On the first floor you will find two double bedrooms and a smaller third bedroom along with a family bathroom. Further benefits include a fourth downstairs bedroom which could be an ideal office or hobby room. To the rear is a beautiful recently renovated 40 ft garden with a hot tub. The front of the property offers off street parking. For more information or to arrange an internal viewing, please call Miles and Barr 7 days a week!

DESCRIPTION

- Entrance
- Lounge 24'0" x 20'5" (7.32 x 6.23)
- Kitchen 10'0" x 8'9" (3.07 x 2.67)
- Bedroom One 11'10" x 9'10" (3.61 x 3.02)
- Bedroom Two 11'10" x 9'10" (3.63 x 3.0)
- Bedroom Three 9'6" x 6'9" (2.90 x 2.08)
- Bedroom Four 24'6" x 7'1" (7.49 x 2.18)
- Bathroom
- External
- Garden 42'0 (12.80m)

