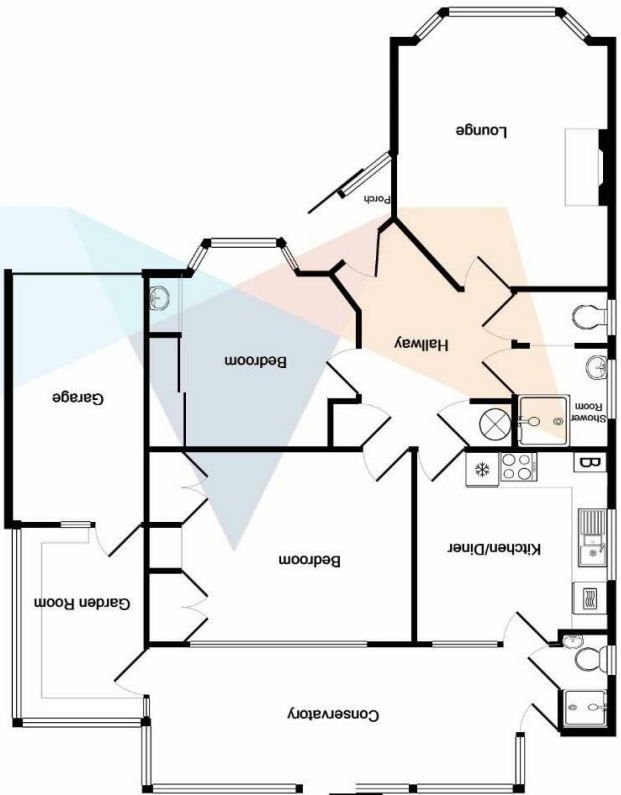


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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		
Very energy efficient - lower running costs		
Energy Efficiency Rating		
Current Potential		
6785		
A		
B		
C		
D		
E		
F		
G		
17-20		
21-30		
31-40		
41-50		
51-60		
61-70		
71-80		
81-90		
91-100		

TOTAL APPROX. FLOOR AREA 103.8 SQ.M. (1118 SQ.FT.)  
Made with Metropix e2021



23 LALEHAM GARDENS  
MARGATE



23 LALEHAM GARDENS  
MARGATE

£330,000



- 2 Bedrooms
- Detached
- Off street parking
- Great location
- In need of updating
- Walking distance to supermarket
- Stones throw from public transport

## 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

CHAIN FREE & VACANT POSSESSION DETACHED BUNGALOW IN A QUIET LOCATION!!

Miles & Barr are excited to bring to the market this two bedroom detached bungalow in the popular sought after location of Laleham Gardens. This property comprises of a spacious lounge, separate kitchen with a fully plumbed washing machine & tumble dryer, two good sized double bedrooms, a family bathroom, separate WC and a conservatory. Externally there is a nice sized private garden & off street parking for multiple cars. This property really is one not to be missed!! Further benefits include being sold chain free, vacant possession, being double glazed and gas central heating a fully working plumbed in washing machine and a tumble dryer. This family bungalow is ideally positioned being within walking distance to local amenities, supermarkets and only a short walk to the stunning sandy beaches.

Please call Miles & Barr to arrange your internal viewing.

## DESCRIPTION

Entrance

Porch

Hallway

Bedroom Two 11'11 x 10'10 (3.63m x 3.30m)

Lounge 15'01 x 11'11 (4.60m x 3.63m)

Shower Room 5'11 x 5'04 (1.80m x 1.63m)

WC

Bedroom One 14'11 x 10'09 (4.55m x 3.28m)

Kitchen 11'02 x 10'10 (3.40m x 3.30m)

Lean to 24'03 x 8'05 (7.39m x 2.57m)

External

Rear Garden

Workshop 11'02 x 7'08 (3.40m x 2.34m)

Garage 15'01 x 7'08 (4.60m x 2.34m)

