



YARDHURST GARDENS
MARGATE

£425,000

- Two Bedroom
- Stunning Condition
- Sought After Location
- Off Street Parking
- Low Maintenance Garden
- Sea Side Living
- Clifftop Walks
- Cul-de-sac Location

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 TWO BEDROOM DETACHED BUNGALOW IN A SOUGHT AFTER CUL-DE-SAC LOCATION!

Miles and Barr are delighted to present this fully refurbished, two bedroom detached bungalow located in Yardhurst Gardens, a stone throw from Botany Bay beach offering stunning cliff top walks. Internally the property comprises of an entrance hallway, modern fitted kitchen, lounge, dining room, WC, Family bathroom, master bedroom and second bedroom which is currently used as a walk in dressing room. Externally there is a low maintenance rear garden comprising of patio and artificial grass, benefiting from a south facing garden which will get sun all day! To the front of the property is a driveway which will hold at least three cars. The property has been fully refurbished throughout and is ready to go straight away!

DESCRIPTION

Entrance

Entrance Hall

Lounge 14'9 x 13'4

Dining Room 9'11 x 11'

Kitchen 10'5 x 9'3

WC 5'5 x 7'0

Bedroom 11'1 x 12'5

Bedroom 17'5 x 9'4

Bathroom 7'2 x 9'11

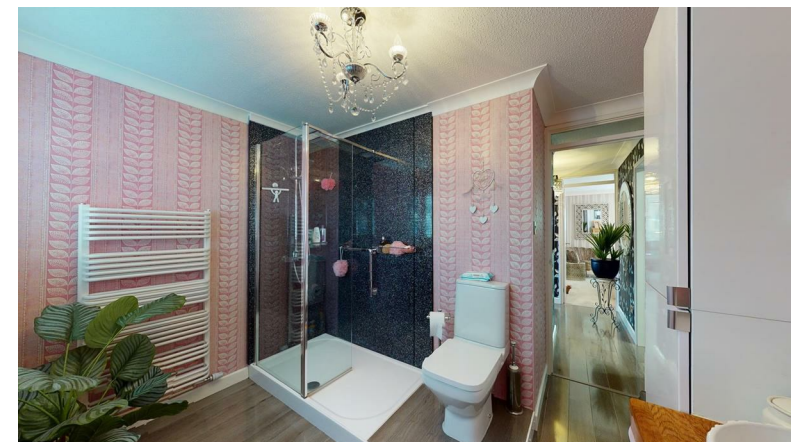
Exterior

Front Garden

Rear Garden



YARDHURST GARDENS MARGATE



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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