

In accordance with the Property Misdescriptions Act (1991) 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 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.



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**miles & barr**  
YOUR PROPERTY AGENT

Energy Efficiency Rating	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Below average energy efficiency - higher running costs	D
Average energy efficiency - higher running costs	E
Below average energy efficiency - higher running costs	F
Very poor energy efficiency - higher running costs	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Below average energy efficiency - higher running costs	D
Average energy efficiency - higher running costs	E
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GROUND FLOOR  
AREA 77.50 M<sup>2</sup> (835 SQ.FT.)

1ST FLOOR  
AREA 64.50 M<sup>2</sup> (699 SQ.FT.)

2ND FLOOR  
AREA 55.50 M<sup>2</sup> (599 SQ.FT.)

TOTAL APPROX FLOOR AREA 197.5 SQ.M (2133 SQ.FT.)

Roof with Terraces 52.18 M<sup>2</sup>

22 VICTORIA ROAD, MARGATE

22 VICTORIA ROAD  
MARGATE

OFFERS IN EXCESS OF £300,000



- Five bedrooms
- Character property
- Double fronted
- Gated courtyard
- Secure off-road parking
- Centrally located

## LOCATION

Margate is a fantastic seaside town and includes the outlying areas of Cliftonville, Garlinge, Palm Bay and Westbrook. The energy surrounding Margate is palpable, the town boasts a world class Art Gallery - the Turner Gallery, the UK's original pleasure park - 'Dreamland', has fast Rail links into London - Kings Cross, St. Pancras 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

CENTRALLY LOCATED FIVE BEDROOM ATTRACTIVE PERIOD PROPERTY WITH PARKING

Miles and Barr are delighted to bring to the market this lovely home, full of character, and located close to the popular 'Old Town' area of Margate. The property is full of lovely features and old world charm, and offers great living space. The ground floor has an open plan living and dining area, with a fabulous feature fire place and dual fuel wood-burner, there is a good sized fitted kitchen and a utility room with cloakroom. Upstairs there is a large landing space that can be used as an office, there are five bedrooms over two floors, the master having a magnificent en-suite, a further en-suite to one of the bedrooms and a family bathroom. There is a large gated courtyard garden to the rear, which offers parking for numerous cars.

This property has character and style in abundance, internal viewing is a must to fully appreciate this versatile and spacious property. Call Miles & Barr 7 days a week to arrange your internal viewing appointment!!

## DESCRIPTION

Ground Floor -

Porch

Lounge/Dining Room 25'2 x 24'11 (7.67m x 7.59m)

Kitchen 13'1 x 8'9 (3.99m x 2.67m)

Rear Vestibule 9'3 x 5'1 (2.82m x 1.55m)

Utility Room & WC 11'8 x 6'1 (3.56m x 1.85m)

First Floor -

Landing 12'7 x 11'4 (3.84m x 3.45m)

Master Bedroom 21'11 x 12'2 (6.68m x 3.71m)

En-Suite 8'5 x 5'10 (2.57m x 1.78m)

Bedroom Two 8'0 x 5'7 (2.44m x 1.70m)

En-suite WC 5'5 x 2'9 (1.65m x 0.84m)

Second Floor -

Landing

Bedroom Three 12'3 x 11'6 (3.73m x 3.51m)

Bedroom Four 13'11 x 10'8 (4.24m x 3.25m)

Bedroom Five 11'10 x 9'2 (3.61m x 2.79m )

Bathroom 12'7 x 9'1 (3.84m x 2.77m)

Room 8'7 x 3'11 (2.62m x 1.19m)

Exterior -

Courtyard Garden

Parking

