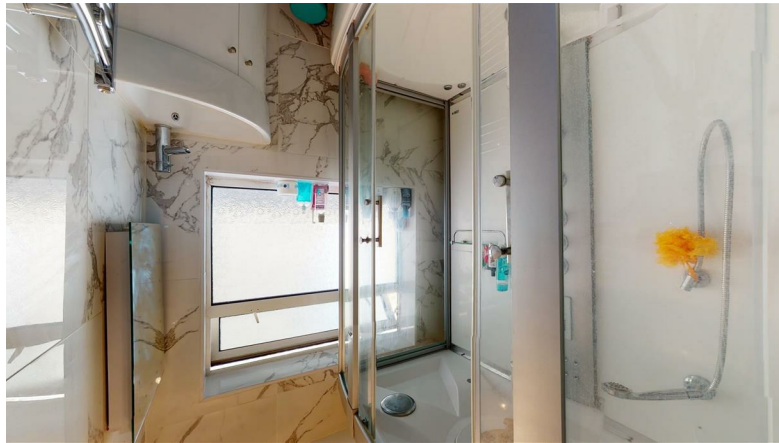


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(43-54)
F	(31-42)
G	(1-30)
Very energy efficient - lower running costs	
Current	79
Possible	55

Energy Efficiency Rating

Map data ©2021

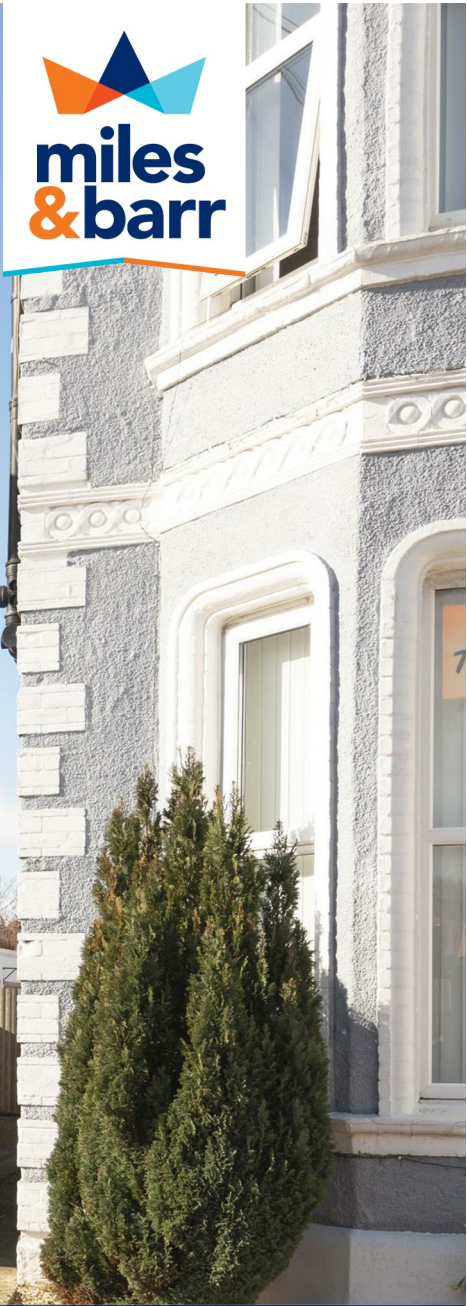


118 CANTERBURY ROAD  
MARGATE

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



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



miles & barr

118 CANTERBURY ROAD  
MARGATE

£399,995



- Detached House
- Three Bedrooms
- Private Garden
- Garage
- Good Condition
- Close to Amenities
- Close To Train Station

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

DETACHED FAMILY HOME WITH OFF STREET PARKING AND A GARAGE!!

Miles and Barr are delighted to bring to the market this very well looked after 3 bedroom detached family home. The property is situated a stones throw away from the train station and is in close proximity to the Margate Main Sands as well as amenities. The property comprises of a large lounge, kitchen and dining room, garden which can access the garage which has operating power. Upstairs you have 3 double bedrooms and a family bathroom. The property has been very well looked after and is a property you can move straight into! Call Miles and Barr today to get a chance to view this beautiful property! Please call 01843 231222 to arrange your viewings.

DESCRIPTION

- Entrance
- Hallway
- Lounge 19'03 x 14'04 into bay windows (5.87m x 4.37m into bay windows)
- WC 2'10 x 5'06 (0.86m x 1.68m)
- Kitchen Diner 28'09 x 8'07 (8.76m x 2.62m)
- First Floor
- WC 3'01 x 5'02 (0.94m x 1.57m)
- Bedroom Three 9'07 x 9'10 (2.92m x 3.00m)
- Bathroom 4'10 x 5'04 (1.47m x 1.63m)
- Bedroom One 15'01 x 7'07 into wardrobes (4.60m x 2.31m into wardrobes )
- Bedroom Two 9'03 x 10'11 (2.82m x 3.33m)
- External
- Rear Garden
- Off Street Parking
- Garage

