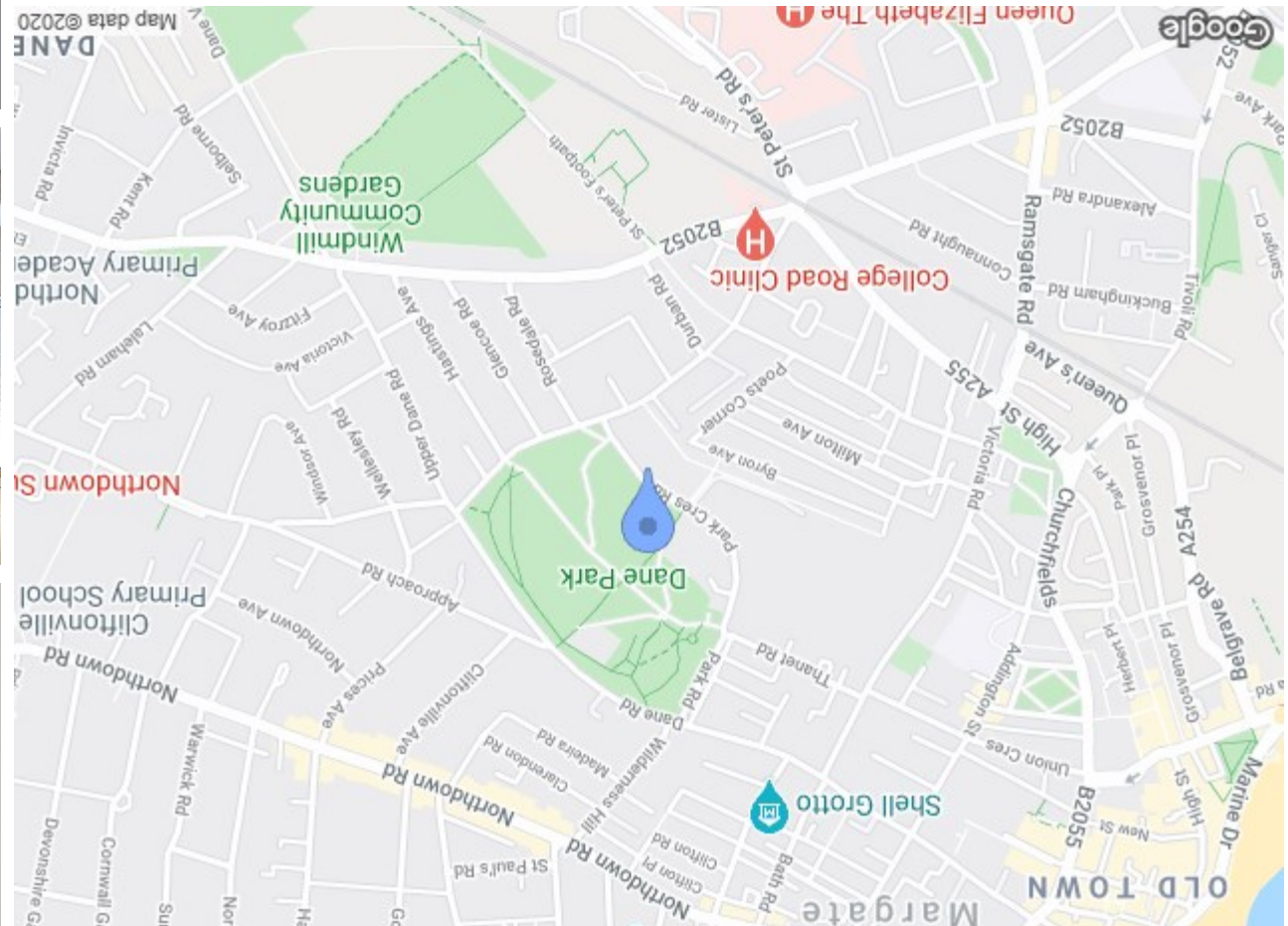


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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 | |
| A | (92 plus) |
| B | (81-91) |
| C | (69-80) |
| D | (55-68) |
| E | (39-54) |
| F | (21-38) |
| G | (1-20) |
| Very energy efficient - lower running costs | |
| Current | Possible |
| 72 | 68 |



13 PARK CRESCENT ROAD
MARGATE



13 PARK CRESCENT ROAD
MARGATE

OFFERS IN EXCESS OF £285,000

- Vacant Possession
- Three Bedroom
- Detached
- Chalet Bungalow
- Large Private Garden
- Elevated Park Views
- Garage
- Off Street Parking

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

THREE BEDROOM DETACHED CHALET BUNGALOW WITH ELEVATED PARK VIEWS!! Miles and Barr are delighted to present to the market this larger than most three bedroom detached chalet bungalow which occupies an elevated position on Park Crescent Road, overlooking Dane Park in Margate. With beautiful views over the park from the front of the property, generously proportioned garden to the rear (extends to around 100' long), large driveway, garage, shower room on both floors, solar panels and much more, viewings come recommended. The location is ideal for a range of buying needs being centrally located, the internal accommodation in brief comprises; entrance hallway, lounge, dining room, kitchen, garden room and downstairs bedroom and shower room. Upstairs are two further bedrooms and a second shower room. This is an excellent opportunity to acquire a rarely available property with great views and grounds. Please call Miles & Barr 7 days a week on 01843 231222 to arrange your internal viewings.

DESCRIPTION

- Entrance
- Hallway
- Lounge 16'5 x 11'11 (5.00m x 3.63m)
- Dining Room 12'11 x 12'0 (3.94m x 3.66m)
- Kitchen 10'7 c 7'11 (3.23m c 2.41m)
- Shower Room 8'6 7'5 (2.59m 2.26m)
- Bedroom One 12'7 x 8'11 (3.84m x 2.72m)
- Garden Rooms 17'10 x 12'3 (5.44m x 3.73m)
- First Floor
- Bedroom Two 15'6 x 9'5 (4.72m x 2.87m)
- Bedroom Three 10'7 x 9'0 (3.23m x 2.74m)
- Shower Room 7'7 x 7'4 (2.31m x 2.24m)
- External
- Rear Garden
- Front Garden
- Garage 31'2 x 7'11 (9.50m x 2.41m)

