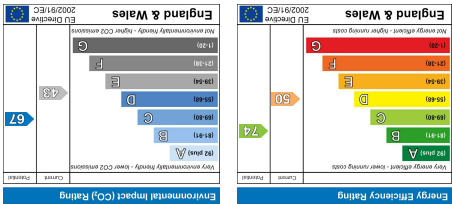
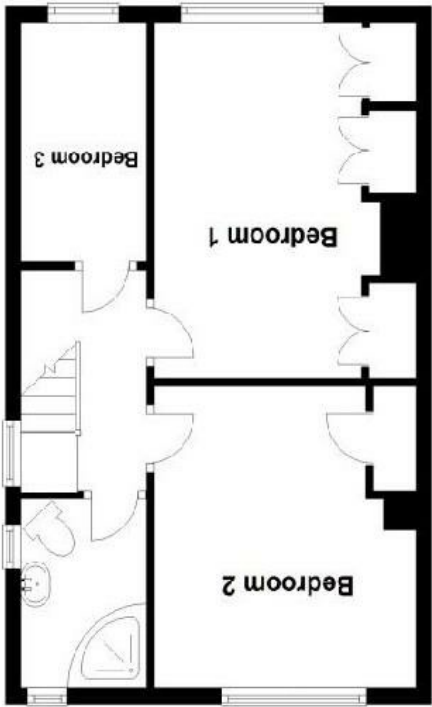


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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

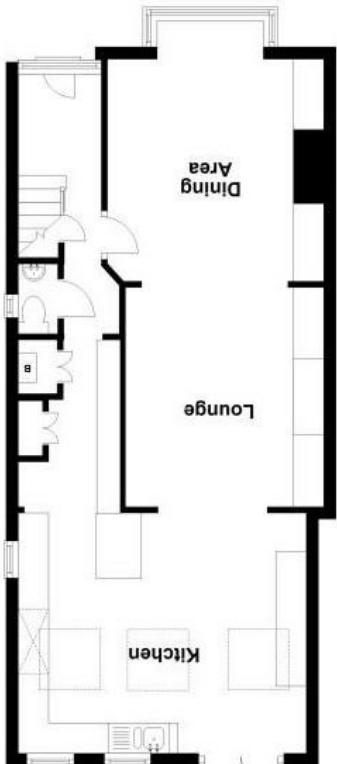


41 Station Road, Westgate-on-Sea, Kent, CT8 8QY
t. 01843 836655 e. westgate@milesandbarr.co.uk

miles & barr
YOUR PROPERTY AGENT



First Floor
Approx. 40.1 sq. metres (431.4 sq. feet)



Ground Floor
Approx. 56.4 sq. metres (606.8 sq. feet)

41 ST. JAMES PARK ROAD, MARGATE



41 ST. JAMES PARK ROAD
MARGATE

£320,000

- Semi Detached
- Rarely Available
- Extended Kitchen Diner
- Three Bedrooms
- Sunny Garden
- Hot Tub Cabin & Shed
- Off-street parking

ABOUT

LOVINGLY EXTENDED FAMILY HOME ON THE SUNNY SIDE OF THE STREET!

Miles and Barr are delighted to be offering this beautifully presented family home to the market. Offering far more than meets the eye, this semi detached home is a must see to fully appreciate all on offer. The accommodation is comprised of an entrance hall with access to an open plan lounge diner with bay window the front and built in storage, an extended kitchen diner with a pitched roof and sky light making the most of the sunny aspect and a downstairs WC on the ground floor. The first floor boasts three well proportioned bedrooms and a family bathroom. The front garden has off-street parking for 2 vehicles and the rear garden completes the picture with a sunny aspect, raised decking, cabin with hot tub, shower and shed with power and light. To avoid disappointment call Miles and Barr on 01843 836655 to arrange an immediate viewing!

LOCATION

Ideally situated between Westgate-on-sea and the ever-regenerating Margate, Westbrook appears to have something for everyone. A stone's throw from Margate train station and the high speed St Pancras link, regular bus routes to Canterbury and a walk away from the vibrant Margate "Old Town", Westbrook is a great place to base yourself. If you enjoy beach life without the hustle and bustle of our welcomed day trippers, then why not try Westbrook Bay with its golden sandy blue flag award beach and café serving everything from fish and chips to a Sunday roast! Those who enjoy more energetic pastimes can enjoy the seafront mini-golf course, miles of open clifftop green spaces and of course a variety of water-based activities. Westbrook is popular with London commuters, families wanting to be in the catchment area for local schools and couples looking to be by the sea.

DESCRIPTION

Entrance
Dining Room 12'1 x 10'0 (3.68m x 3.05m)
Kitchen 15'8 x 13'3 (4.78m x 4.04m)
Lounge 12'1 x 10'1 (3.68m x 3.07m)
First Floor
Bedroom One 13'7 x 10'0 (4.14m x 3.05m)
Bedroom Two 12'2 x 9'6 (3.71m x 2.90m)
Bedroom Three 9'5 x 6'0 (2.87m x 1.83m)
Bathroom

