



Approach Road, Margate





9 Approach Road
Margate
Kent
CT9 2AG



Description

Ground Floor

- Entrance
- Entrance Hall
- Living Room
14'2 x 15'4
(4.32m x 4.67m)
- Dining Room
12'8 x 13'9
(3.86m x 4.19m)
- Kitchen
10'4 x 21'6
(3.15m x 6.55m)

First Floor

- Bedroom
11'5 x 16'6
(3.48m x 5.03m)
- Bedroom
11'5 x 13'1
(3.48m x 3.99m)
- Separate WC
- Bathroom
6'11 x 9'4
(2.11m x 2.84m)
- Bedroom
10'3 x 12'3
(3.12m x 3.73m)
- Bedroom
5'7 x 10'4
(1.70m x 3.15m)

Exterior

- Front Garden
- Rear Garden

Property

FOUR BEDROOM DETACHED FAMILY HOME OPPOSITE DANE PARK!

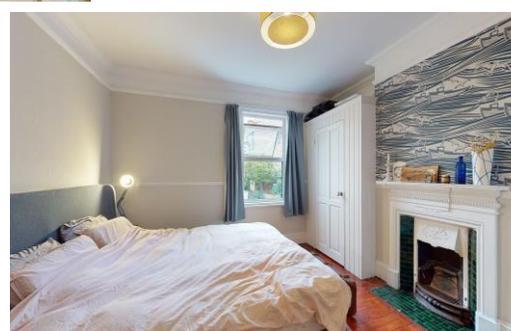
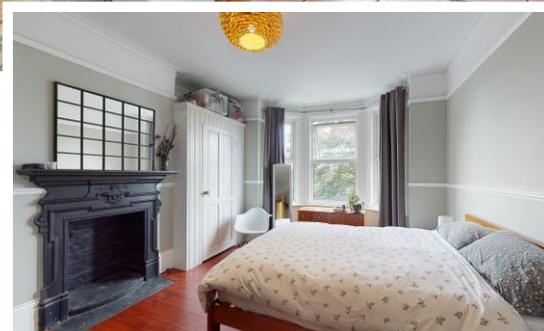
Wonderful family home situated directly across from Dane Park, close to Margate's resurgent Old Town and blue flag sandy beaches, this property has all you need on its doorstep. Set over two floors, and boasting original Victorian features throughout, this property offers an abundance of light and space. On the ground floor, there are two large reception rooms and separate 21ft kitchen. Upstairs you will find three double bedrooms: a further single bedroom, and a family bathroom. Externally the property offers a sunny private rear garden with side access and a spacious front garden.

Viewings come highly recommended to appreciate all this home has to offer.



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.





GROSS INTERNAL AREA
 FLOOR 1: 752 sq. ft, FLOOR 2: 751 sq. ft
 EXCLUDED AREAS: DECK: 124 sq. ft
 PATIO: 74 sq. ft
 TOTAL: 1503 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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