



Devonshire Gardens, Cliftonville, Margate


MILES & BARR
EXCLUSIVE



39 Devonshire Gardens
Cliftonville
Margate
Kent
CT9 3AD



Description

Ground Floor

- Entrance Hall
- Shower Room
- Lounge/Dining Room
28'7 x 16'5
(8.71m x 5.00m)
- Sitting Room
16'10 x 10'10
(5.13m x 3.30m)
- Kitchen
14'4 x 11'4
(4.37m x 3.45m)
- Utility Room
13'6 x 6'7
(4.11m x 2.01m)
- Conservatory
9'11 x 8'10
(3.02m x 2.69m)
- Bedroom
13'7 x 9'4
(4.14m x 2.84m)
- Lounge/Diner
16'9 x 9'7
(5.11m x 2.92m)
- Bedroom
13'5 x 8'4
(4.09m x 2.54m)

- Bathroom
- Kitchen
7'3 x 6'6
(2.21m x 1.98m)

- Bedroom
15'1 x 11'3
(4.60m x 3.43m)
Plus eaves storage

First Floor

- Landing
- Bedroom
16'5 x 15'0
(5.00m x 4.57m)
- Bedroom
14'9 x 11'0
(4.50m x 3.35m)
- Bedroom
13'9 x 11'2
(4.19m x 3.40m)
- Bedroom
11'7 x 10'11
(3.53m x 3.33m)
- Bathroom

- Shower Room
- External
- Front Garden/
Driveway
- Rear Garden

Second Floor

- Landing
- Bedroom
15'0 x 14'10
(4.57m x 4.52m)
Plus eaves storage

Property

A substantial detached period home found in the sought after residential location of Devonshire Gardens in Cliftonville close to the beach and cliff tops. This six-bedroom home boasts incredibly versatile living accommodation making it suitable for a variety of different buyers. The property is currently comprised of a spacious and bright lounge/diner ideal for entertaining, a further reception room, a modern kitchen with utility room leading to the conservatory overlooking the beautiful garden. To the first floor there are four bedrooms and a family bathroom, with the second floor adding a further two bedrooms and a shower room. There is an additional annexe with its own private entrance, consisting of a kitchen, lounge, two bedrooms and a bathroom, ideal for family members requiring their own space. Externally to the front there is a shingled carriage driveway with off street parking for a couple of cars. The rear garden is mainly laid to lawn with mature borders.



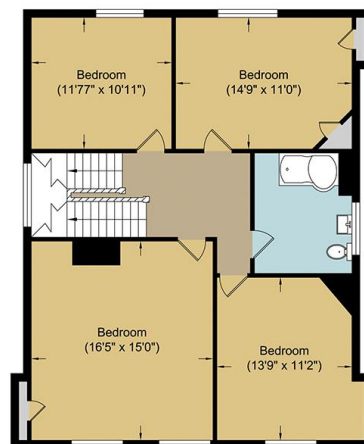
Location

The property is within close proximity to local shops and primary schools within easy access with the popular seaside towns of Margate being approximately 1.5 miles away and Broadstairs approximately 3 miles away. Situated in the 'Cliftonville Avenues', one of Cliftonville's most prestigious locations which boast stunning wide roads down to the sea. The area is mainly occupied by large detached, semi-detached houses and detached bungalows built around 1930's. The area itself is situated upon the door step of many local shops including a large supermarket, bus services across Thanet and many of Margate's stunning golden sandy beaches. Margate railway station is approximately 2 miles away and offers high speed services to London St. Pancras. There are also good road links to London via the A299 Thanet Way and M2 Motorway.

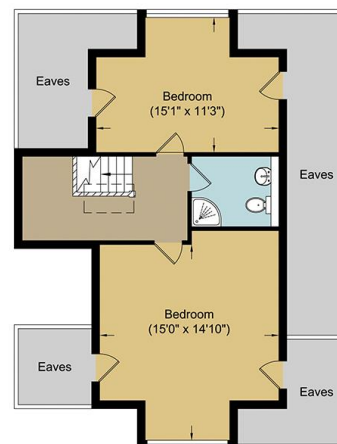




Ground Floor
Approximate Floor Area
1773.24 sq. ft.
(164.74 sq. m)



First Floor
Approximate Floor Area
939.79 sq. ft.
(87.31 sq. m)



Second Floor
Approximate Floor Area
513.43 sq. ft.
(47.70 sq. m)

TOTAL APPROX FLOOR AREA 3226.48 SQ. FT. (AREA 299.75 SQ. M)
Measurements are approximate. Not to scale. Illustrative purposes only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Important Notice:

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 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.