



All Saints Avenue, Margate



MILES & BARR
EXCLUSIVE



8 All Saints Avenue Margate Kent CT9 5QW



Description

Ground Floor

- Study
7'08 x 6'07
(2.34m x 2.01m)
- Lounge/Dining Room
21'08 x 18'07
(6.60m x 5.66m)
- Kitchen
11'11 x 11'10
(3.63m x 3.61m)
- Utility Space
3'02 x 2'01
(0.97m x 0.64m)
- Shower Room
6'10 x 6'02
(2.08m x 1.88m)
- The Walkway
28'02 x 4'01
(8.59m x 1.24m)
- Annex
17'05 x 7'10
(5.31m x 2.39m)

First Floor

- Bedroom
9'03 x 7'01
(2.82m x 2.16m)
- Bedroom
16'09 x 12'02
(5.11m x 3.71m)
- Bedroom
15'00 x 12'02
(4.57m x 3.71m)
- Bathroom
9'04 x 8'06
(2.84m x 2.59m)

External

- Garden Snug
11'01 x 9'00
(3.38m x 2.74m)

Property

ARTS AND CRAFTS DELIGHT THAT SIMPLY MUST BE SEEN TO BE APPRECIATED!!

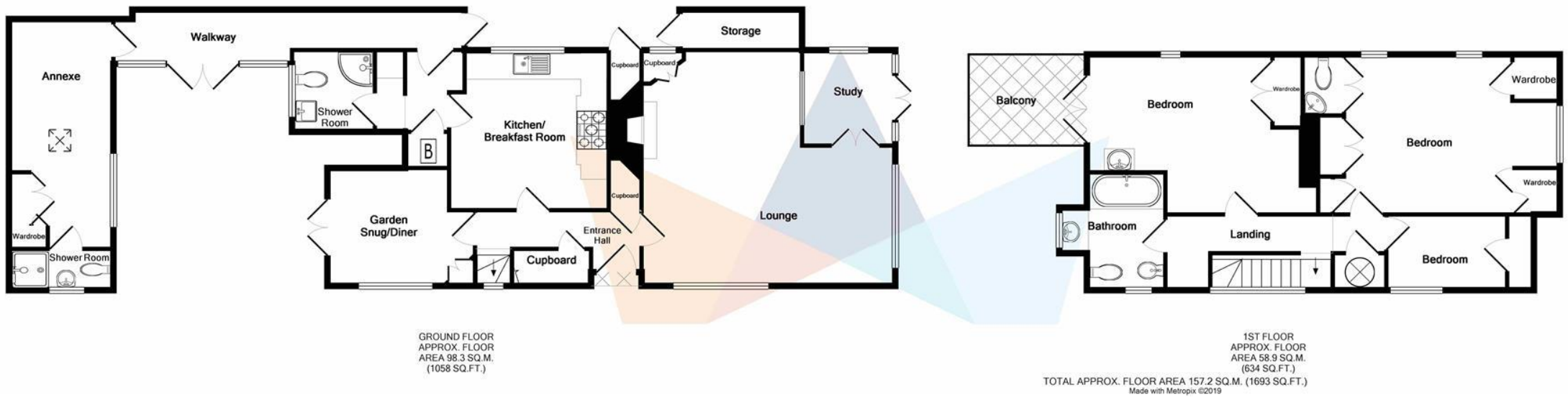
Originally built in the 'Arts & Crafts' period and with many unique period features this incredibly unique property offers generous accommodation which has been maintained to a high standard by the present owners. Inside this truly charming family home, on the ground floor you will find a spacious open plan lounge/dining room, separate study with patio doors opening up to the garden, a separate kitchen, utility space, downstairs shower room, winery and "garden snug". In addition there is a beautifully light "walkway" leading to an annex which offers a double bedroom and shower en-suite, perfect for multi generational living, an office or Air BnB..Upon the first floor you will find three further bedrooms with two boasting additional benefits. One consists of built in wardrobes and a cloakroom, with the other double bedroom opening up to a balcony. Furthermore there is a single bedroom and a family bathroom with ample storage opportunities throughout. Moreover, there are multiple patio doors opening up to the central courtyard, whilst also boasting a wrap around garden and off street parking.



Location

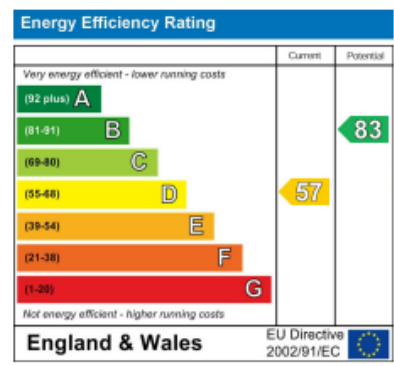
Situated in the popular area of Westbrook, a few minutes walk from Margate station with fast rail links to London, and within walking distance to the lovely family orientated Westbrook beach. This property is also convenient for the local Sports Centre, Hartsdown Park and playing fields, schools, nursery schools and doctors surgery which are all within walking distance. Within a short walk of the seafront with lovely coastal walking and cycling routes. Margate town centre is also close by with the popular seafront including the Old Town and Turner Contemporary art gallery. The area boasts a number of highly regarded schools in both the public and private sectors as well. There is also a railway station providing a high-speed service via Ashford International to London St. Pancras. There are also good road links to London via the A299 Thanet Way and M2 Motorway.





Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



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