Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Margate

£550,000 Freehold

...for Coastal, Country & City living.

• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443

e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . **www.christopherhodgson.co.uk**

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Margate

Grange View Shottendane Road, Margate, Kent, CT9 4NA

A significantly extended and beautifully presented detached bungalow occupying a generous corner plot and conveniently positioned on the outskirts of the thriving coastal town of Margate, being accessible to the town centre, beach and Margate train station (1 mile).

The property has been the subject of remodelling and refurbishment throughout, and now provides bright and spacious accommodation presented in smart contemporary style and arranged to provide an entrance hall, sitting room open-plan to a contemporary kitchen/dining room with integrated appliances, two double bedrooms and two bathrooms including an en-suite shower room to the principal bedroom. Outside, the former garage has been converted to create studio space, and is currently used as a study.

The gardens are a particularly attractive feature of the property and have been thoughtfully landscaped to provide several seating areas which are ideal for outside entertaining. A driveway accessed from Manston Road provides off street parking for a number of vehicles.

Location
Margate is a bustling and vibrant town and has been the subject of regeneration in recent years. Attractions include Margate main sands, Turner Contemporary art centre, Dreamland Pleasure Park with concert hall, and Old Town with its piazza, restaurants, cafés and re-invigorated harbour arm. Local transport links including Margate railway station provides commuter services into London St Pancras, Cannon Street, London Bridge and Victoria, and the nearby and the A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network are nearby.

Accommodation
The accommodation and approximate measurements are:

- **Entrance Hall**
15'3" x 5'6" (4.65 x 1.70m)
at maximum points.

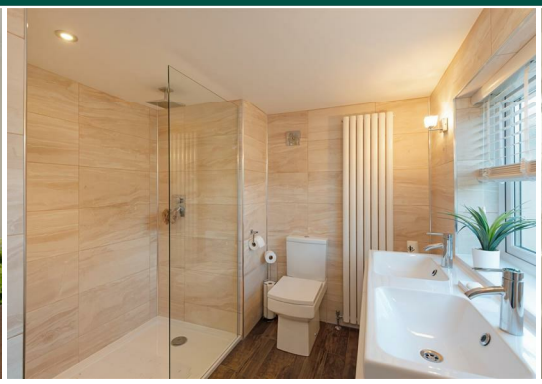
- **Sitting Room**
19'8" x 12'10" (6.00m x 3.90m)
at maximum points.

- **Kitchen/Dining Room**
21'3" x 9'10" (6.50m x 3.00m)
at maximum points.

- **Bedroom 1**
15'8" x 12'5" (4.80m x 3.80m)
at maximum points.

- **En-Suite Bathroom**
8'0" x 7'8" (2.45m x 2.36m)
at maximum points.

- **Bedroom 2**
12'6" x 11'9" (3.83m x 3.60m)
at maximum points.



• **Bathroom**
8'2" x 6'2" (2.50m x 1.90m)
at maximum points.

• **Former Garage**
15'4" x 8'0" (4.68m x 2.45m)
at maximum points.

• **Cloakroom**

OUTSIDE

• **Rear Garden**
88' x 52' (26.82m x 15.85m)
at maximum points.

Video Tour Available
Please view the video tour for this property, and contact us to discuss arranging a viewing.

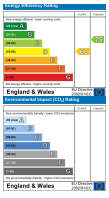
Ground Floor

Approx. 104.4 sq. metres (1123.3 sq. feet)

Total area: approx. 104.4 sq. metres (1123.3 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2022/2023 is £2,030.58.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441



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Folio No. 6857/MS