

CHRISTOPHER HODGSON



Cliftonville, Margate
£350,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Cliftonville, Margate

3 Teynham Close, Cliftonville, Margate, Kent, CT9 3JW

A beautifully presented family home in a desirable residential location, ideally located within close proximity of shops and amenities, primary and secondary schooling options, and within walking distance of Botany Bay beach (0.5 miles).

The bright, spacious, and generously proportioned accommodation is arranged on the ground floor to provide an entrance porch, a spacious sitting room with a wood-burning stove opening to a contemporary kitchen/dining room, a conservatory, and a cloakroom.

The first floor comprises three generous bedrooms and a stylish bathroom. The property also benefits from photovoltaic solar panels, which contribute towards the electricity supply.

The thoughtfully landscaped garden extends to 33ft (10m) and incorporates a raised natural stone terrace, a decked seating area with pergola, and a shed.



LOCATION

Teynham Close is on the favoured Western side of Cliftonville located on the North-East Kent coast. The area offers a variety of sports, leisure and educational facilities, including golf at North Foreland and sailing at Broadstairs. The neighbouring town of Broadstairs offers an excellent range of shopping facilities and Margate 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 (taken at maximum points) are:

GROUND FLOOR

- Entrance Porch
- Sitting Room 18'3" x 10'8" (5.56m x 3.25m)

- Kitchen/Dining Room 18'3" x 11'2" (5.56m x 3.40m)
- Conservatory 9'10" x 9'10" (3.00m x 3.00m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 11'5" x 9'6" (3.48m x 2.89m)
- Bedroom 2 10'6" x 8'4" (3.20m x 2.54m)
- Bedroom 3 8'5" x 7'9" (2.57m x 2.36m)
- Bathroom

OUTSIDE

- Garden 33'7" x 33'6" (10.24m x 10.21m)
- Garage 17'1" x 8'5" (5.21m x 2.57m)

SOLAR ENERGY

The property also benefits from photovoltaic solar panels, which contribute towards the electricity supply.





Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,084.66.

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Energy Efficiency Rating		Current	Target
Very energy efficient (newest properties)	A	82	83
Energy efficient	B		
Decent	C		
Below average	D		
Needs improvement	E		
Very poor	F		
Least energy efficient (oldest properties)	G		
England & Wales		EPC Rating	

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