



5 Albert Road, Margate  
£499,995

# 5 Albert Road

Margate, Margate

CHARMING TERRACED HOME JUST SECONDS AWAY FROM THE STATION AND A SHORT WALK FROM THE SEA!! Miles and Barr are proud to bring to the market this well presented four/five bedroom terraced home. Found on Albert Road, this property is ideal for buyers who are looking to be close to amenities, the beach and the station. Internally the property comprises an entrance hall leading to an open plan dining area leading into the lounge with access to the rear garden and a separate fitted kitchen diner. The first floor boasts two bedrooms serviced by a family bathroom and utility room which was once the fifth bedroom. The second floor offers a further two well proportioned bedrooms. Externally there is a low maintenance front and rear garden. In our opinion the property is ideal for those looking for a versatile family home or someone looking for a holiday home which is ideally situated for Air B&B guests. Please call Miles and Barr, Margate to arrange an internal viewing. Council Tax band: C

Tenure: Freehold

- Well Presented Throughout
- Four / Five Bedrooms
- Charming Character Home
- Open Plan Living Area
- Short Walk To The Sea Front
- Seconds From The Station





## Ground Floor

### Entrance

### Lounge Diner

Dimensions: 8.94m x 3.15m (29'4 x 10'4).

### Kitchen

Dimensions: 5.69m x 3.10m (18'8 x 10'2).

## First Floor

### Master Bedroom

Dimensions: 4.98m x 3.15m (16'4 x 10'4).

### Bedroom Two

Dimensions: 3.94m x 3.25m (12'11 x 10'8).

### Bedroom Three

Dimensions: 4.34m x 3.94m (14'3 x 12'11).

### Bedroom Four

Dimensions: 3.10m x 3.05m (10'2 x 10).

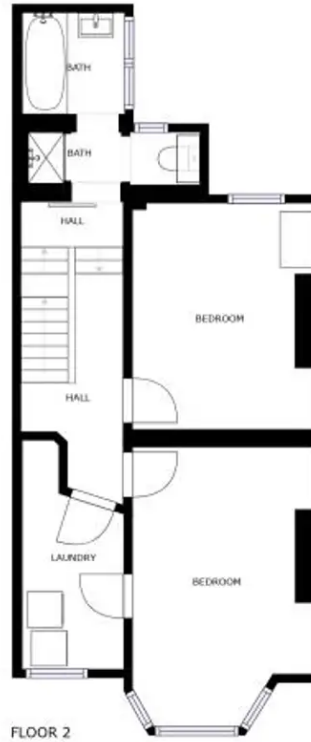
### Bathroom

Dimensions: 2.95m x 2.92m at maximum (9'8 x 9'7 at maximum).

### Utility Room

Dimensions: 3.05m x 1.80m (10 x 5'11).





GROSS INTERNAL AREA  
 FLOOR 1: 634 sq. ft, FLOOR 2: 512 sq. ft  
 FLOOR 3: 421 sq. ft, EXCLUDED AREAS:  
 PATIO: 109 sq. ft  
 TOTAL: 1568 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



# Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)