



- Well Presented End Terrace House
- Three/Four Reception Rooms
- Two/Three Reception Rooms
- GCH & DG

## 26 Dane Park Road, Margate, CT9 1RG

£325,000

A beautiful end of terrace house situated in very central position, set between Margate and Cliftonville and very close to Dane Park, Margate Old Town as well as Northdown Road with its many restaurants, cafes and international shopping. Margate main beach and the Turner contemporary are just a ten minute walk away. The property comprises of a wide entrance hallway, sitting room, downstairs double bedroom or additional reception room, dining room and a well planned fitted kitchen with a skylight window. On the first floor two double bedrooms and a generous single bedroom plus a large contemporary family bathroom. To the rear is a pretty walled garden that comprises of large deck, paved patio with planted shrub borders as well as a very useful workshop or studio. The property boasts gas central heating, double glazing and retains some lovely character. Viewing is advised.

## Property Description

### THE PROPERTY

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### ENTRANCE HALL

Double glazed entrance door, double glazed panels to both sides as well as skylight over, coved ceiling, picture rail, two wall light points, radiator, stairs to first floor, door to under stairs storage cupboard, doors to:-

### SITTING ROOM

13' 06" x 12' 0" (4.11m x 3.66m) Maximum measurements, coved ceiling, plaster ceiling rose, double glazed bay window to the front, dado rail, attractive panelling, moulded skirting boards, three wall light points, TV point, radiator, laminate flooring, recessed niches, currently there is a sandstone fireplace an hearth which we understand could be removed to accommodate an open fire.

### BEDROOM FOUR / RECEPTION ROOM

11' 07" x 10' 06" (3.53m x 3.2m) Ceiling inset with recessed lighting, coving, dado rail, attractive panelling, radiator, double glazed window, exposed painted chimney breast with an open recess.

### DINING ROOM

12' 04" x 8' 04" (3.76m x 2.54m) Ceiling inset with lighting, double glazed window to the side, internal window, bressummer beam, laminate flooring, doorway to-

### KITCHEN

8' 09" x 8' 04" (2.67m x 2.54m) Measurements include a range of well planned base units, space for washing machine, space for electric freestanding cooker, space for fridge freezer, external vent for tumble drier, worksurface over inset with a stainless steel sink and mixer tap, double glazed windows, double glazed door to the garden, tiled splash backs, wall mounted cupboards and a chimney style filter hood, ceiling inset with recessed lighting, Velux roof window.

### STAIRS TO





#### LANDING

Access to boarded loft space with a drop down ladder, gas boiler fitted in December 2021 within the loft space, coved ceiling two wall light points, doors to:-

#### BEDROOM ONE

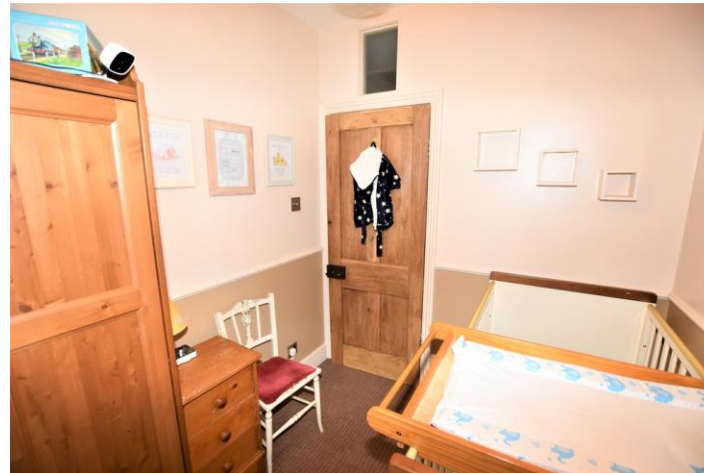
14' 0" x 9' 03" (4.27m x 2.82m) To recess and bay, double glazed bay window, radiator.

#### BEDROOM TWO

11' 07" x 10' 04" (3.53m x 3.15m) Ceiling inset with down lighters, radiator, double glazed window, laminate flooring.

#### BEDROOM THREE

7' 07" x 6' 11" (2.31m x 2.11m) Double glazed window, radiator, dado rail, internal fanlight window.



#### BATHROOM

12' 01" x 7' 06" (3.68m x 2.29m) Suite comprising of a wall mounted roll top bath with side fill mixer shower taps and shower over, wall and ceiling mounted shower curtain, pedestal wash basin and a low level WC, attractive tiling to walls and floors, large built in storage cupboard, heated towel rail, wall mounted mirror light, inset ceiling downlighters, double glazed window.

#### REAR GARDEN

accessed from the garden onto a large deck, step down to paved patio, planted borders, large workshop or studio room.

#### MEASUREMENTS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.


The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

#### ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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