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## Property brochure



CLARENCE AVENUE  
CLIFTONVILLE  
MARGATE  
KENT  
CT9 3DP

Price: £500,000

5 Bedrooms

1 Reception


2 Bathrooms


1 Garage

EPC D

Tenure FREEHOLD  
Council Tax D



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### The Property

A LARGE 5 BEDROOM EXTENDED CHALET BUNGALOW LOCATED IN ONE OF THE MOST SOUGHT AFTER CLIFTONVILLE AVENUES OFFERING FLEXIBLE AND GENEROUS ACCOMMODATION WITH A WEST FACING GARDEN AND NO CHAIN. If space is what you are after then this could be the property for you as this home is very versatile and can be used in a various number of ways to suit a buyer. On the first floor there are 2 double bedrooms and a bathroom whilst on the ground floor there are 3 further double bedrooms, a large lounge, fitted kitchen, sun lounge, utility room along with a wet room. The property has central heating and double glazing and has been well maintained with an integral garage which could make additional accommodation if required, subject to the normal consents. There is a driveway which can provide parking for 4 cars leading to the garage, whilst the rear garden is west facing and approx 55ft. No chain.

### Location

Located in Clarence Avenue which is one of the popular Cliftonville Avenues with the sea front at one end of the road as well as local shops close by. The Old Town is approx 2 miles away with good selection of bars and restaurants whilst across the main sands is the railway station providing good links to London and beyond.

### Accommodation

#### GROUND FLOOR

Porch to Hallway	
Lounge	17'0" (5.18m) x 12'4" (3.76m)
Kitchen	11'6" (3.51m) x 11'2" (3.40m)
Garden Room	17'9" (5.41m) x 11'2" (3.40m)
Utility Room	9'8" (2.95m) x 5'7" (1.70m)
Wet room	9'0" (2.74m) x 5'2" (1.57m)
Bedroom 1	13'5" (4.09m) x 10'10" (3.30m) not into built in wardrobes
Bedroom 2	11'0" (3.35m) x 9'6" (2.90m) not into built in wardrobes
Bedroom 3	10'0" (3.05m) x 9'5" (2.87m)

#### FIRST FLOOR

Landing	
Bedroom 4	11'8" (3.56m) x 11'6" (3.51m) with built in wardrobe
Bedroom 5	10'10" (3.30m) x 10'0" (3.05m) max
Bathroom	8'3" (2.51m) x 7'5" (2.26m) max

#### OUTSIDE

Front garden laid to lawn with drive for up to 4 cars leading to integral garage. Rear garden approx 55' (16.76m) being west facing, decked and laid to lawn with shed enclosed with side access



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### Key Features

- Detached extended chalet bungalow
- Cliftonville Avenues location
- 5 bedrooms
- Large lounge
- Fitted kitchen
- Utility room
- Sun lounge
- Wetroom & Bathroom
- Central heating
- Double glazing
- Garage & driveway
- 55ft West facing rear garden

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0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0017017/2023|128/DGDP

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