



Oakwood homes[®]
putting people first

Property brochure



EATON ROAD
MARGATE
KENT
CT9 1XA

Price: Offers over: £330,000

3 Bedrooms

1 Reception

1 Bathroom

Parking via permit

EPC D

Tenure FREEHOLD
Council Tax B



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www.oakwoodhomes.biz

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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



The Property

A BEAUTIFULLY PRESENTED AND RECENTLY UPDATED FAMILY HOME OFFERING A POTENTIAL 4 BEDROOMS.....Located on Eaton Road, in an elevated position within 150m of the beach and Old Town. Currently configured as a 3 bedroom home but easily converted back to a 4 bed utilising the current walk in wardrobe. Not only would this house be a great family home but also an ideal holiday home/let due to the great location. The seller has completely and lovingly restored the property in the last few years. You walk through the door and there are lots of features including stripped floors and a log burner in the lounge. On the first floor there are currently 3 bedrooms, the family bathroom, a walk in wardrobe with bedroom 3/office having a feature skylight. On the ground floor there is a generous lounge, large kitchen/diner with some integrated appliances leading to a utility area and cloakroom as well as a sun lounge. To the rear is an enclosed 30ft low maintenance garden and the whole property in our opinion is a credit to the current owner. For viewing call us on 01843 221133.

Location

Located in an elevated position in Eaton Road being less than 150m from the sea front as well as close to the Old Town which offers a good selection on shops, bars and restaurants. Across the main sands you will find the railway station which provides good transport links to London and beyond.

Accommodation

GROUND FLOOR

| | |
|---------------|---|
| Hall | |
| Lounge | 15'1" (4.60m) x 12'3" (3.73m) into bay to front |
| Kitchen/Diner | 17'10" (5.44m) x 12'0" (3.66m) |
| Sun Room | 11'1" (3.38m) x 8'4" (2.54m) |
| Utility Area | 5'1" (1.55m) x 5'0" (1.52m) |
| Cloakroom | |

FIRST FLOOR

| | |
|----------------------------|--|
| Landing | |
| Bedroom 1 | 15'1" (4.60m) x 11'1" (3.38m) door to |
| Walk-in Wardrobe/Bedroom 4 | 7'3" (2.21m) x 6'10" (2.08m) (formerly bed 4 and could be again) |
| Bedroom 2 | 12'2" (3.71m) x 10'0" (3.05m) |
| Bedroom 3 | 8'5" (2.57m) x 5'10" (1.78m) Skylight |
| Bathroom | 8'0" (2.44m) x 5'2" (1.57m) |

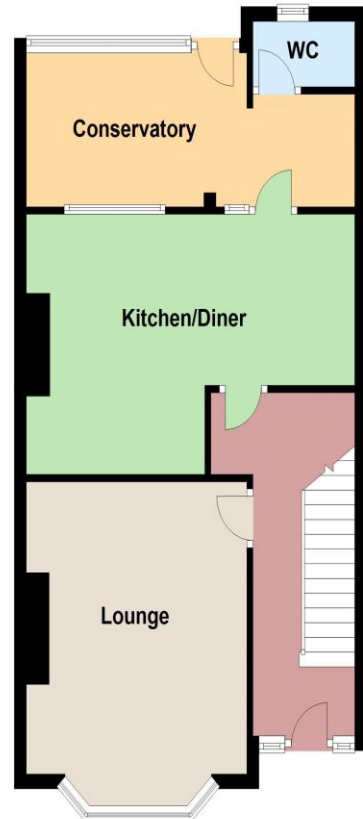
OUTSIDE

Front garden.
Rear garden approx 30ft with steps up, paved with stoned area enclosed by panel fencing
Resident's permit parking available on street - current charges £75.50 pa



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Ground Floor



First Floor



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Plan produced using PlanUp.

Property brochure

Key Features

- Beautifully presented
- 3 bedrooms
- Walk-in wardrobe/bedroom 4
- Large lounge
- Generous/kitchen/diner
- Utility area
- Cloakroom
- Sun lounge
- Well appointed bathroom
- Lots of character
- Close to sea front & Old Town

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

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. MAR0022674/20231025/DGDP

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