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## Property brochure



CLIFTON STREET  
MARGATE  
KENT  
CT9 1SP

Price: £395,000

4 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC E

Tenure FREEHOLD  
Council Tax C



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[www.oakwoodhomes.biz](http://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

**LATE 19TH CENTURY DETACHED HOME FOR SALE.** This unique jewel in Cliftonville's crown is available to buy now. Offered with no onward chain, we expect a lot of interest. From the moment you walk through the door into the large hallway it's apparent the owner has lovingly looked after their period home. Accommodation on the ground floor is spacious with a large lounge, kitchen and sun room which in turn provides access to the well maintained large garden. Heading up to the 1st floor you will find 2 bedrooms including the master, with the 2nd having some restricted head height. The bathroom is located on this floor which includes a P Shape bath with shower over. The 2nd floor has 2 further bedrooms, which do have restricted head height but would make ideal children's bedrooms or maybe an office or study for today's hybrid working. Outside space is ample with parking to the front for 2 cars and a well manicured sunny garden to the rear. This period cottage is a credit to its owner and definitely deserves a viewing. Call now to arrange your viewing.

### Location

Located in Clifton Street just off Northdown Road, close to the Old Town and the sea front. In and around the Old Town you will find a number of shops, bars and restaurants and across the main sands is the railway station which provides good transport links to London and beyond.

### Accommodation

Entrance via the side of the property into:

#### GROUND FLOOR

Large hallway

Lounge

13'08" (4.17m) x 13'06" (4.11m)

Kitchen

11'09" (3.58m) x 11'00" (3.35m)

Sun Room

11'09" (3.58m) x 9'09" (2.97m)

#### FIRST FLOOR

Main Bedroom  
(1.40m)

13'67" (5.66m) reducing to 7'04" (2.24m) x 8'11" (2.72m) reducing to 4'07"

Bedroom 2

11'01" (3.38m) x 8'10" (2.69m)

Bathroom

10'03" (3.12m) reducing to 8'00" (2.44m) x 6'04" (1.93m)

#### SECOND FLOOR

Bedroom 3

(Reduced head height)  
13'07" (4.14m) x 8'06" (2.59m)

Bedroom 4

8'04" (2.54m) x 8'01" (2.46m)

#### OUTSIDE

Block paved drive for up to 2 cars, attractive spacious garden with front and rear patio, laid to lawn and catches the sun most of the day.



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### Key Features

- Parking for 2 cars
- Detached period home
- Beautiful & spacious garden
- Convenient access to Margate and Cliftonville
- Good condition

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0022313/20230809/CDDP



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