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Property brochure



HILLVIEW COTTAGES
SHOTTENDANE ROAD
MARGATE
KENT
CT9 4NE

Price: £325,000

3 Bedrooms

1 Reception

2 Bathrooms

1 Garage

EPC D

Tenure FREEHOLD
Council Tax B



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The Property

A BEAUTIFULLY PRESENTED AND WELL LOOKED AFTER 3 DOUBLE BEDROOM HOME WITH VIEWS OVER FIELDS AND LARGE GARAGE TO THE REAR OF THE PROPERTY. This home is a credit to the current owners and is a reluctant sale but would make a great family home or first time buy. The good sized accommodation is arranged over three floors with the top floor having a large double aspect bedroom with field views and a bedroom with en-suite shower room. On the first floor there are 2 further double bedrooms and a large family bathroom. The ground floor consists of a good sized lounge and dining area and a large recently fitted kitchen. To the rear is a low maintenance south facing garden leading to a large garage with electric roller door. This fantastic home is double glazed and has central heating.

Location

Located on Shottendane Road on the outskirts of Margate yet within easy driving distance of local shops and schools. The Old Town is just over 2½ miles away with a good selection of bars and restaurants as well as the sea front and a mainline railway station providing good links to London and beyond.

Accommodation

GROUND FLOOR

Porch

Hallway

Lounge Area 13'2" (4.01m) x 11'5" (3.48m) into bay

Dining Area 12'3" (3.73m) x 11'5" (3.48m)

Kitchen 14'8" (4.47m) x 9'1" (2.77m)

FIRST FLOOR

Landing

Bedroom 1 12'9" (3.89m) x 10'7" (3.23m) not into built in wardrobes

Bedroom 2 11'0" (3.35m) x 10'6" (3.20m)

Bathroom 9'10" (3.00m) x 7'10" (2.39m)

TOP FLOOR

Bedroom 3 15'2" (4.62m) x 9'10" (3.00m)

En-suite 5'10" (1.78m) x 4'10" (1.47m)

OUTSIDE

Front garden with path to front door. 21' (6.40m) south facing rear garden with artificial lawn

Garage to rear 17'5" (5.31m) x 16'0" (4.88m) with electric roller door

Material Information

The lane to the rear of the property is shared by all properties at Hillview Cottages, and the property behind.

Planning permission has been granted for the erection of 4 detached houses behind Hillview Cottages. Planning application number: F/TH/22/1222

The property has a cesspool which requires emptying approximately 3 times per year at a cost of approximately £140 per visit

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Key Features

- Period cottage
- Views over fields
- 3 double bedrooms
- En-suite
- Family bathroom
- Lounge & dining area
- New fitted kitchen
- Low maintenance rear garden
- Large garage to rear with electric door
- Double glazing
- Central heating
- Must be seen

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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. MAR0017108/20240509/DGDP



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