

Thomas
jackson
ESTATE AGENTS



27 Canterbury Road, Margate, CT9 5AW

£600,000

- Three Flats
- One Large Duplex Two Bedroom Flat
- Two One Bedroom Flats
- Sea View And Balcony
- One Freehold Title
- Superb Presentation
- Garden and Courtyard

A rare opportunity to purchase home and investment or a large home set into three separate flats. Unusually for this kind of property the title remains Freehold. The three flats are separately metered and accountable for their own council tax. Presented as a large two bedroom flat to the ground and lower ground floors, with two spacious one bedroom flats on the first and second floor. The property is beautifully decorated throughout and features high gloss kitchens as well as bespoke bathrooms. Front facing windows all have a sideway sea view plus a lovely balcony accessed from the first floor flat. To the rear of the property is a generous garden with a summerhouse as well as lawn, pergola and paved lower patio. The property is essential for viewing and available chain free.



Property Description

THE PROPERTY

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ENTRANCE HALLWAY

Steps leading up to a glazed and panelled front door, door to entrance porch:-

GROUND FLOOR FLAT -

SITTING ROOM

17' 1" x 14' 11" (5.21m x 4.55m) Measurement into bay, attractive plaster coving and ceiling rose, picture rail, moulded skirting boards, double glazed bay windows to front with sideways sea views, laminate flooring, open chimney recess with a timber fire surround, column wall mounted radiator, door to inner hallway

INNER HALLWAY

Inner hallway has steps down to lower level opening to:-

BEDROOM

13' 9" x 12' 0" (4.19m x 3.66m) Two large built in storage cupboards, attractive coved ceiling, picture rail, large double glazed window overlooks the rear garden, moulded skirting boards, wall mounted column style radiator.

SEPARATE WC

Low-level WC, vanity wash basin with mixer tap over, tiled





splashback, double glazed window to rear.

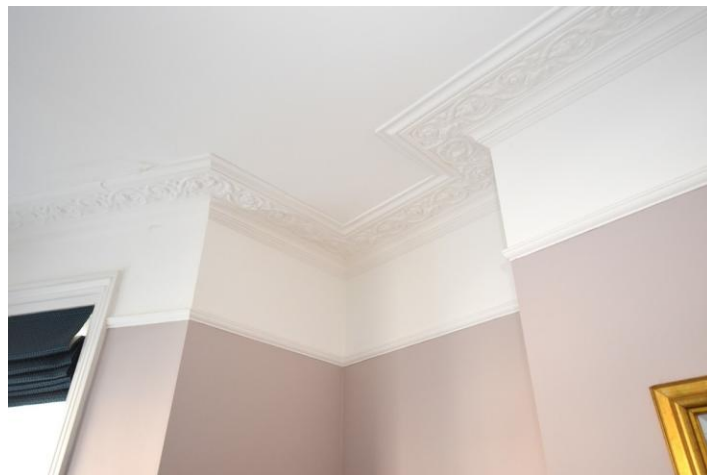
FAMILY BATHROOM

9' 6" x 9' 2" (2.9m x 2.79m) Measurements include low-level WC, freestanding contemporary bath with wall mounted mixer tap. Pedestal wash handbasin with mixer tap, large shower enclosure with glass screen featuring a large rainfall shower with recess controlled thermostatic shower fitting, ceramic tiled splashback, double glazed window, extractor fan, heated towel rail.

STAIRS TO LOWER GROUND LEVEL

LOBBY

Stairs, down to lower level, door to lobby door to under stairs cupboard, cupboards, houses three gas metres, double glazed window and double glazed door to front courtyard, steps up to pavement level.



OPEN PLAN RECEPTION ROOM AND HALLWAY

19' 6" x 13' 6" (5.94m x 4.11m) Cupboard door to fuse board, wall mounted column radiator open plan reception room double glazed French doors to courtyard with double glazed panel over, inglenook fireplace with a Bressummer beam over. Laminate flooring, wall mounted column radiator, door to under stairs storage cupboard, doorway to: -

KITCHEN

11' 11" x 9' 1" (3.63m x 2.77m) Measurements to include a complimentary range of high gloss kitchen units with space for washing machine. Integrated Miele dishwasher, electric oven, space for fridge freezer, work surface over is inset with a four burner gas hob and a stainless steel sink and drainer with mixer tap over, attractive splashback with a range of matching wall units over, Jimmy style filter hood, ceiling insert with LED lighting, double glazed window, double glazed door to courtyard



SECOND BEDROOM OR RECEPTION ROOM

17' 1" x 14' 11" (5.21m x 4.55m) Oak flooring, double glazed bay window to the front, wall mounted column radiator.

FIRST FLOOR

COMMUNAL ROOM

9' 10" x 9' 6" (3m x 2.9m) Double glazed window, laminate flooring, wall mounted column style, radiator.

CLOAKROOM

Low level WC, double glazed window, vanity wash basin with a mixer tap, tiled splash back.

FLAT 2

ENTRANCE HALLWAY

door to landing, doors to:-

KITCHEN BREAKFAST ROOM

11' 2" x 8' 0" (3.4m x 2.44m) Measurements include a range of matching wall and base units, breakfast bar area, space for fridge freezer, fitted electric oven, space for washing machine, work surface over inset with a four burner gas hob and stainless steel sink and drainer with mixer tap over, attractive splashback, range of wall cupboards over with glass display and display cabinets, attractive coving, ceiling inset, with LED lighting, double glazed door to balcony. The balcony is the whole width of the property and enjoys sea views to the side.

SITTING ROOM

13' 9" x 11' 8" (4.19m x 3.56m) Attractive coved ceiling, double glazed window, radiator, wrought iron fire place with the timber surround.

BEDROOM

14' 1" x 10' 5" (4.29m x 3.18m) Measurement into rear of built in wardrobe, coved ceiling, plenty of storage space, double glazed window, radiator, sliding door to:-

EN SUITE SHOWER ROOM

Suite comprising of low-level WC and vanity wash hand basin with mixer tap over, tiled shower enclosure with a thermostatically controlled flush fitted thermostatic shower fitting.

SECOND FLOOR

FLAT THREE

Door to:-

HALLWAY

Door opens into hallway, access to loft space, cast-iron column radiator, Oak flooring.

KITCHEN BREAKFAST ROOM

9' 9" x 7' 9" (2.97m x 2.36m) Measurements include a range of fitted wall and base units, space for washing machine, space for fridge freezer, integrated electric oven, work surface over inset with a four burner induction hob and 1 1/2 bowl sink units with mixer tap over, attractive splashback's, matching wall units, shelving, filter hood, double glazed window with sideways views.

SITTING ROOM

13' 8" x 11' 8" (4.17m x 3.56m) Double glazed window with a side sea views, wrought iron fire place with a timber surround, oak flooring, cast iron style radiator.

BEDROOM

13' 11" x 13' 5" (4.24m x 4.09m) Measurement to rear of built-in wardrobe, oak flooring, wrought iron fire place with a timber surround, both chimney recesses fitted with double wardrobes, cast of iron style radiator, shower enclosure fitted with an electric shower.

CLOAKROOM

Low level WC and wash basin.

REAR GARDEN

The rear garden is accessed from the lower flat via French doors in

the reception room or the kitchen. There is a very private paved courtyard with steps leading to the upper garden level that comprises formal lawn, additional paved patio, pergola with planted vines and a very useful summer house.

COUNCIL TAX

The lower flats council tax band B

Flats 2 and 3 are council tax band A

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

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.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 1, 27 Canterbury Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 2, 27 Canterbury Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Flat 3, 27 Canterbury Road

rightmove 

Zoopla

UK ALA  DPS 

 The Property Ombudsman

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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 are 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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