



Thomas  
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ESTATE AGENTS



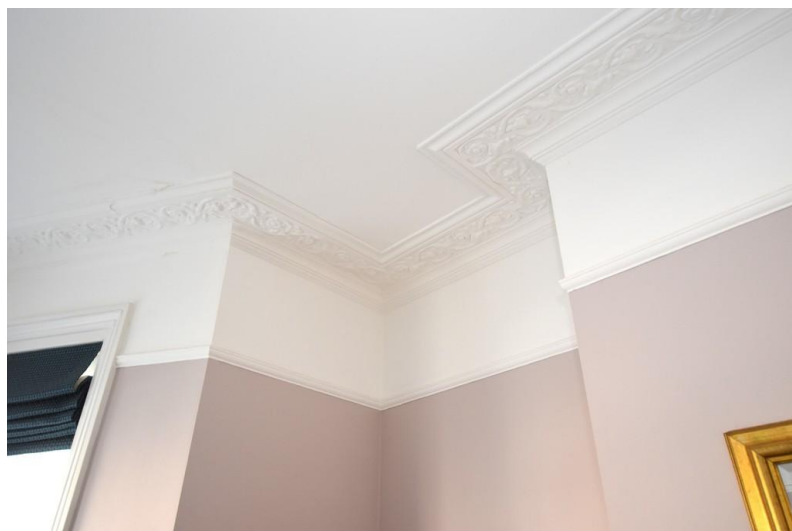
27 Canterbury Road

Margate, CT9 5AW

- Three Flats
- One Large Two Bedroom Flat
- Two One Bedroom Flats
- Sea View And Balcony

£575,000

EPC Rating '70'





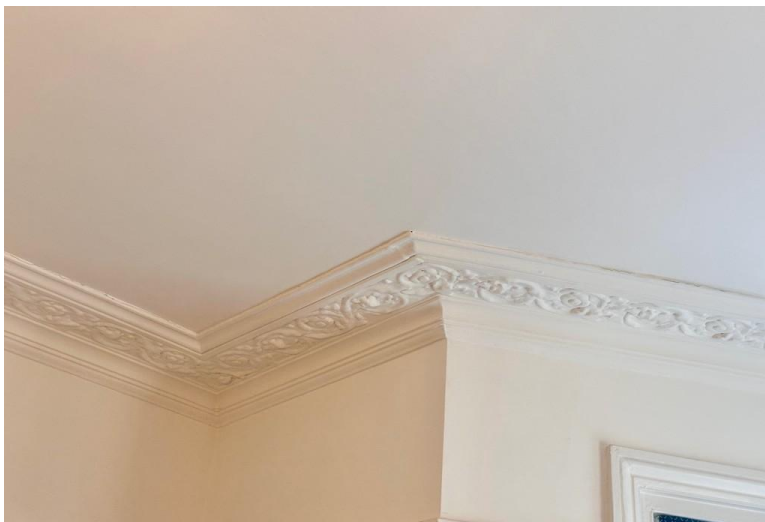
## Property Description

### THE PROPERTY

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. It is also possible that leases could be created and the block then be registered as three separate units. Presented currently as a large two bedroom maisonette to the ground and lower ground floor, 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. 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 your viewing list.

### 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 fitment, 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.

### DINING ROOM / RECEPTION ROOM

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 understairs 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, worksurface 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, feeling 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**

#### **HOME OFFICE**

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, worksurface 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 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 fireplace 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 fitment.



### **SECOND FLOOR**

#### **FLAT THREE**

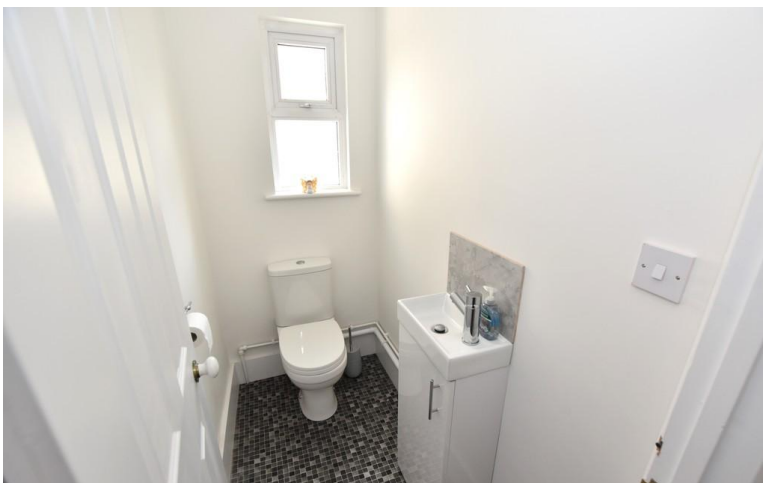
Door to:-

#### **HALLWAY**

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

#### **KITCHEN BREAKFAST ROOM**

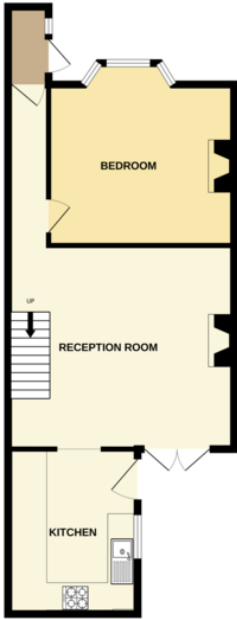
9' 9" x 7' 9" (2.97m x 2.36m) Measurements include a range of fitted wall and base units, space for washing machine, space for fridge freezer, integrated electric oven, worksurface over inset with a four burner induction hob and 1 1/2 bowl sink units with mixer tap over, attractive splashback's, matching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



#### **SITTING ROOM**

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

LOWER GROUND FLOOR - FLAT 1



GROUND FLOOR - FLAT ONE GROUND FLOOR



1ST FLOOR - FLAT 2



2ND FLOOR FLAT 3



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		



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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 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

