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Property brochure



EASTCHURCH ROAD
PALM BAY
MARGATE
KENT
CT9 3HY

Price: £475,000

4 Bedrooms

2 Receptions

2 Bathrooms

1 Garage

EPC D

Tenure FREEHOLD
Council Tax D



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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



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The Property

BEAUTIFULLY PRESENTED DETACHED FAMILY HOME IN THE HEART OF PALM BAY.....Located on Eastchurch Road this modern family home offers a wealth of space for a growing family. On the ground floor there is a bright and airy living room, modern fitted kitchen, dining room, conservatory with under floor heating, and a downstairs shower room. To the first floor there are 4 double bedrooms and a family bathroom. One unique feature of the property is the large, west facing balcony accessed from one of the front bedrooms. Externally there is a block paved driveway to the front providing off street parking for multiple vehicles, leading to an integral single garage. To the rear there is an enclosed rear garden with gated side access back to the front. Call Oakwood homes for further information.

Location

Located in Eastchurch Road, on the Palm Bay development with local shops, Northdown Park and the sea front close by, as well as a highly regarded junior school. Palm Bay is located between the popular seaside towns of Broadstairs and Margate. Margate Old Town is approximately 2½ miles away with a good selection of bars and restaurants whilst across the main sands is the railway station providing high speed rail links to London and beyond.

Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Downstairs Shower Room

Lounge 19'3" (5.87m) x 11' (3.35m)

Kitchen 13'4" (4.06m) x 7'9" (2.36m)

Dining Room 13'2" (4.01m) x 11'2" (3.40m)

Conservatory 12'3" (3.73m) x 12' (3.66m)

FIRST FLOOR

Master Bedroom 12'1" (3.68m) x 11'4" (3.45m) not into built in wardrobes

Bedroom 2 13'7" (4.14m) x 8'1" (2.46m)

Bedroom 3 11'1" (3.38m) x 10'4" (3.15m)

Bedroom 4 12'5" (3.78m) x 8' (2.44m) with French doors onto large west facing roof terrace

Bathroom 6' (1.83m) x 5'5" (1.65m)

WC

OUTSIDE

Block paved frontage providing off street parking for multiple vehicles leading to an integral single garage

Rear garden approx 40' (12.19m) laid to lawn with side access to front

Fibre broadband is delivered to the cabinet



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Key Features

- Detached house
- 4 double bedrooms
- 2 reception rooms
- Conservatory
- 2 bathrooms
- Modern kitchen
- Off Street parking
- Garage
- Enclosed rear garden
- Large south facing balcony

Need a mortgage..?

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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. MAR0023436/2024 | 12/ASDP



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