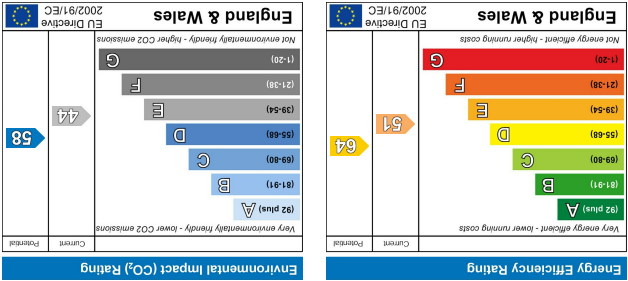


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



61 EASTCHURCH ROAD
MARGATE



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miles & barr
YOUR PROPERTY AGENT

61 EASTCHURCH ROAD
MARGATE

£325,000

SPELDHURST GARDENS
LEADING TO
LAMBERHURST WAY

- NO ONWARD CHAIN
- THREE BEDROOM
- DETACHED BUNGALOW
- CORNER PLOT
- OFF STREET PARKING & GARAGE
- SHORT WALK TO SEAFRONT
- CLOSE TO LOCAL AMENITIES
- CLOSE TO TRANSPORT LINKS

LOCATION

Palm Bay is situated in a sought-after location which is only a short walk to the seafront with fantastic views and cliff top walks, it also enjoys being less than a 10 minute stroll from the 'Blue Flag Awarded Beach, Botany Bay. Palm Bay holds a small row of shops and a regular bus service across Thanet and the wider area. Margate is approximately two miles away with the Turner Contemporary art gallery and Margate's Old Town with its piazza, cafes, restaurants and harbour arm. Margate railway station offers fast services to Kings Cross, St. Pancras. There are also good road links to London via the A299 Thanet Way and M2 Motorway.

ABOUT

SOUGHT AFTER CORNER PLOT OPPORTUNITY IN PALM BAY! Miles and Barr are excited to present this three-bedroom detached bungalow on the corner of Eastchurch Road and Speldhurst Gardens. In brief the property comprises of a large living room to the back of the property with French doors leading out to the garden, Three good sized bedrooms and a separate shower room and WC. The garage is internal but has a partition wall to create an extra room. The kitchen is to the front of the property with a nice outlook to the front garden, and plenty of work surface. The bungalows are renowned for their large lounge/diner's, with large French doors looking out onto the well-presented walled garden and making the most of its sunny aspect garden, filling the room with light. Externally the property is in sound condition with a good-sized garden, outbuilding and benefits from side access. It comes complete with off street parking by grace of driveway for multiple cars. The bungalow is a short walk to the seafront and the blue flag awarded beach at Botany Bay. The property also benefits from being in the catchment area for the sought-after Palm Bay Primary School. In need of some modernisation, this represents an excellent opportunity for one lucky buyer. This bungalow is being sold CHAIN FREE and vacant possession! Call Miles and Barr Seven days a week on 01843 231222 to organise your viewing.

DESCRIPTION

- Lounge/Dining Room 20'45 x 14'26 (6.10m x 4.27m)
- Kitchen 13'16 x 7'26 (3.96m x 2.13m)
- Bedroom One 15'16 x 8'74 (4.57m x 2.44m)
- Bedroom Two 11'24 x 7'58 (3.35m x 2.13m)
- Bedroom Three 8'71 x 8'04 (2.44m x 2.54m)
- Bathroom 4'91 x 5'50 (1.22m x 1.52m)
- Work Room 7'68 x 8'72 (2.13m x 2.44m)
- WC 2'68 x 5'02 (0.61m x 1.57m)
- Garage 7'88 x 8'17 (2.13m x 2.44m)

