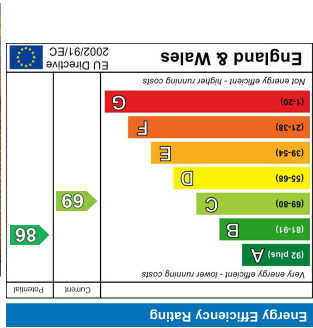


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



155-157 Northdown Road, Margate, Kent, CT9 2QY  
t 01843 231 222 e [cliffonville@milesandbarr.co.uk](mailto:cliffonville@milesandbarr.co.uk)



8 HARBLEDOWN GARDENS  
MARGATE

£270,000



- Chain Free
- Vacant Possession
- Two Bedroom
- End of Terrace
- Garage-en-bloc
- Potential for off street parking
- Private Garden
- Freehold
- Potential to Extend
- Popular Location

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

TWO BEDROOM BUNGALOW BEING SOLD CHAIN FREE AND VACANT POSSESSION!! Miles & Barr are delighted to bring to the market this end of terrace bungalow in the hugely popular Harbledown Gardens, being a short stroll to Palm Bay Seafront and Princes Walk. In brief, internally the property comprises of a porch entrance, kitchen to the front, two bedrooms and family bathroom, with spacious lounge/dining room at the rear. Externally, the property is well set back from the road, potential for off street parking at the front with a large low maintenance garden at the rear. Further benefits include direct access to the garage-en-bloc and due to the property being situated on a large plot there is the opportunity to extend subject to the correct planning permissions. Early viewings are recommended. Please call Miles & Barr for more information and to arrange your internal viewings.

DESCRIPTION

- Entrance Hall
- Kitchen 8'8" x 10'6" (2.64 x 3.20)
- Lounge 14'1" x 18'3" (4.29 x 5.56)
- Inner Hallway
- Bedroom One 9'3" x 11'9" (2.82 x 3.58)
- Bedroom Two 8'7" x 8'9" (2.62 x 2.67)
- Bathroom 5'5" x 7'2" (1.65 x 2.18)
- Rear Garden
- Garage

