

Terence Painter

ESTATE AGENTS



- Detached Bungalow
- Prestigious Sea Front Location
- Four Bedrooms
- Open Plan Lounge/Diner with Sea Views
- South Facing Rear Garden
- Sea Views
- Kitchen with Integrated Appliances
- 13'11 Principal Bedroom with En-Suite
- Close Proximity to Shops, Schools, Park & Transport Links
- Located Within Yards of The Beach & Cliff Top Walks

15 The Ridings, Cliftonville, Margate, Kent. CT93EJ.

Freehold £575,000

SPACIOUS FOUR BEDROOM DETACHED BUNGALOW SITUATED IN THE PRESTIGIOUS SEA FRONT LOCATION OF THE RIDINGS AT PALM BAY!

This is an exciting opportunity to acquire this stunning detached and spacious seafront residence, located in arguably one of Palm Bay's most highly regarded locations. This home could not be better positioned for easy access to the picturesque sandy beach, extensive cliff-top promenade walks, pubs and restaurants. The local shops, highly regarded schools and transport links in Palm Bay are all just a short walk from the property and if you find yourself with some spare time, North Foreland Golf Club is located within a mile.

Internally this home benefits from an entrance porch for double security, welcoming entrance hallway, 23'9" triple aspect lounge/diner with sea views, conservatory with French doors to rear garden and a kitchen with integrated appliances. There is a principal bedroom with en-suite and sea views, bedroom two with sea views, good sized third and fourth bedrooms and a well appointed family bathroom. Externally the property offers a South facing rear garden and to the front there is a driveway allowing off street parking for multiple cars.

Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

INTERNAL

Porch

1.59m x 0.90m (5' 3" x 2' 11") Entrance into the porch is gained via a UPVC glazed door.

Entrance Hallway

2.86m x 1.74m (9' 5" x 5' 9") Entrance into the property is gained via a composite frosted glazed door, into the welcoming entrance hallway. Featuring a storage cupboard, loft hatch, radiator and carpeted flooring.

Lounge/Diner

7.25m x 4.46m (23' 9" x 14' 8") The triple aspect lounge/diner benefits from a double glazed window to front offering sea views, a double glazed window to the side, feature fireplace, two radiators, carpeted flooring and double glazed sliding doors to the conservatory.

Conservatory

3.49m x 3.27m (11' 5" x 10' 9") The conservatory features double glazed window surround, exposed brick walls, radiator and double glazed French doors leading out to the rear garden.

Kitchen

4.06m x 3.48m (13' 4" x 11' 5") The kitchen features a double glazed window and double glazed UPVC door to rear garden, high and low level kitchen units, integrated fridge-freezer, double electric oven, dishwasher, electric hob inset to countertop with extractor hood over. There is also a radiator, gas fired boiler and a stainless steel sink unit inset to countertop.

Principal Bedroom

4.24m x 3.62m (13' 11" x 11' 11") The principal bedroom has a double glazed window to the front offering sea views, radiator, fitted wardrobes and carpeted flooring.

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En-Suite

2.06m x 1.78m (6' 9" x 5' 10") The en-suite features a panelled bath with glass screen and shower attachment, wash hand basin, low level w.c, radiator and tiled walls.

Bedroom Two

6.39m x 2.52m (21' 0" x 8' 3") Bedroom two is a double aspect room with a double glazed window to the front offering sea views and a double glazed window to rear. There are two radiators, television point and carpeted flooring.

Bedroom Three

3.57m x 2.77m (11' 9" x 9' 1") Bedroom three has a double glazed window to rear, fitted wardrobe, radiator and carpeted flooring.

Family Bathroom

1.96m x 1.74m (6' 5" x 5' 9") The family bathroom features a double glazed frosted window to front, corner shower cubicle, wash hand basin, radiator, tiled walls and tiled flooring.

Bathroom Four

3.55m x 2.52m (11' 8" x 8' 3") Bedroom four benefits from a double glazed window to rear, fitted wardrobe, radiator and carpeted flooring.

EXTERNAL

Rear Garden

The South facing rear garden features a patioed seating area immediately to the rear of the property with a good sized lawned area and mature hedging. Fence borders, side access gate and wooden shed.

Driveway

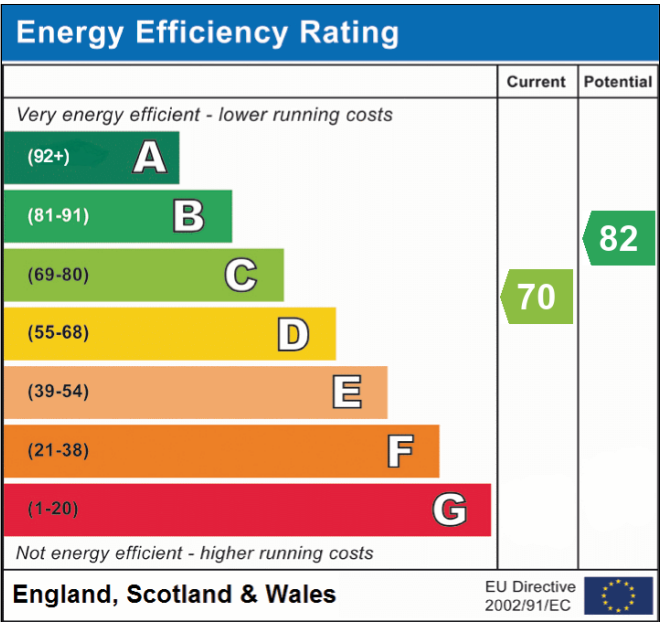
The property benefits from a brick paved driveway offering off street parking for multiple cars.

Council Tax Band - E.



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Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
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 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area⁽¹⁾

1400 ft²
130.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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