



# Terence Painter

ESTATE AGENTS

- Two Bedroom Bungalow
- No Forward Chain
- Well Presented Accommodation
- 21'10" Kitchen/Diner with Appliances
- Well maintained Rear Garden & a Seperate Decked Internal Courtyard
- Highly Desirable Palm Bay Location
- Well Appointed Modern Shower Room
- Located within Yards of the Beach & Seafront Walks
- Close to Bus Route, Shops, Parks & Amenities

**72 Princess Margaret Avenue, Margate, Kent. CT93EF.**

**£325,000**

NO FORWARD CHAIN - WELL PRESENTED TWO BEDROOM BUNGALOW LOCATED JUST A SHORT DISTANCE FROM PALM BAY'S PICTURESQUE BEACHES AND CLIFF TOP WALKS

This well presented and generous size home is located within a few hundred metres of the beautiful sandy beaches and cliff top walks at Palm Bay and within easy reach of the local shops, bars and restaurants at Palm bay and Kingsgate. The property is located on a bus route providing good transport links to both Margate & Broadstairs.

The accommodation of this home comprises an entrance porch, welcoming L shaped entrance hall, 21'10" Kitchen/Diner with access to a decked inner court yard, lounge with double glazed French doors to the garden, two bedrooms and a modern fitted shower room.

Externally this home boasts a well maintained rear gardens and a large predominantly lawned front garden with a shingled area.

To book your viewing appointment call the sole agents Terence Painter on 01843 866866

## **The Bungalow**

### **Entrance**

Access into the property is via a part glazed composite front door with side light.

### **Entrance Porch**

1.59m x 1.10m (5' 3" x 3' 7") There is tiled flooring and a glazed wooden door to the entrance hall.

### **Entrance Hall**

This is an L shaped entrance hall with a radiator, loft hatch and tiled flooring. There are doors leading off to the bedrooms and bathroom. There is an open doorway to the kitchen/diner.

### **Kitchen/Diner**

6.68m x 3.84m (21' 11" x 12' 7") This well defined room features double glazed French doors to the inner decked terrace area, door to the lounge and a double glazed window and door to the rear which provides access to the garden. The kitchen comprises a matching range of shaker style wall, base and drawer units with an integrated electric oven/grill, wine fridge and ceramic hob with an extractor hood over. There is space and plumbing for a washing machine and dishwasher, wall mounted combination boiler, stainless steel sink unit inset to wood effect work tops, breakfast bar and localised wall tiling. This room also features a radiator, down lights and tiled flooring with underfloor heating. There is ample space for a dining table and chairs.

### **Inner Courtyard Terrace**

Accessible via double glazed French doors, this decked terrace area provides a private outside dining or seating area.

**72 Princess Margaret Avenue, Margate, Kent. CT93EF.**

**£325,000**

### Lounge

3.64m x 3.56m (11' 11" x 11' 8") There are double glazed French doors to the rear providing direct access to the rear garden, high level window to the inner courtyard terrace area, feature electric fireplace, radiator, media points and carpet flooring.

### Bedroom One

4.29m x 3.00m (14' 1" x 9' 10") There is a high level window to the inner courtyard terrace area, radiator and carpet flooring.

### Bedroom Two

2.81m x 2.52m (9' 3" x 8' 3") There is a high level window to the inner courtyard terrace area, radiator and carpet flooring.

### Bathroom

1.95m x 1.68m (6' 5" x 5' 6") This fully tiled shower room features two frosted double glazed windows to the front of the property, large shower cubicle, low level w.c and wash hand basin inset to a vanity unit with fitted mirror over, ladder style towel radiator, extractor, down lights and tiled flooring.

### Exterior

#### Rear Garden

This well maintained garden features a paved patio area immediately to the property with steps up to a lawned garden. There is a timber shed, outside tap and lighting.

#### Front Garden

To the front of the property is a large lawned area with a seperate shingles area.

#### Council Tax

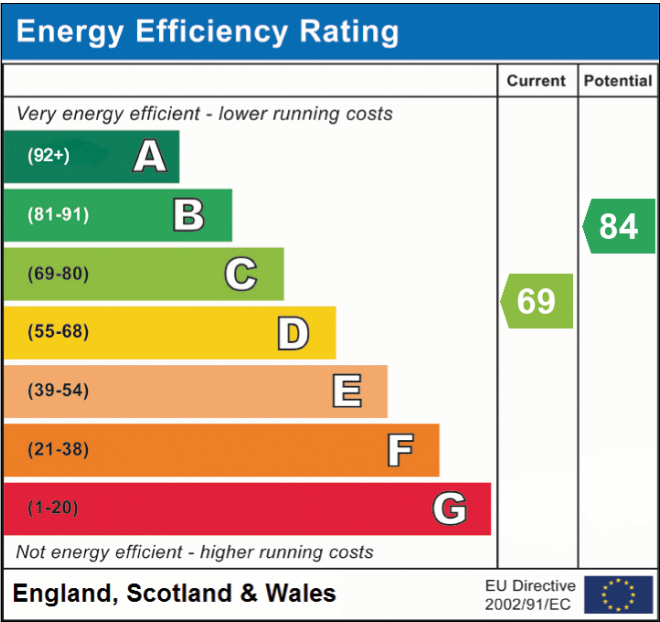
The council tax band is B.



**72 Princess Margaret Avenue, Margate, Kent. CT93EF.**

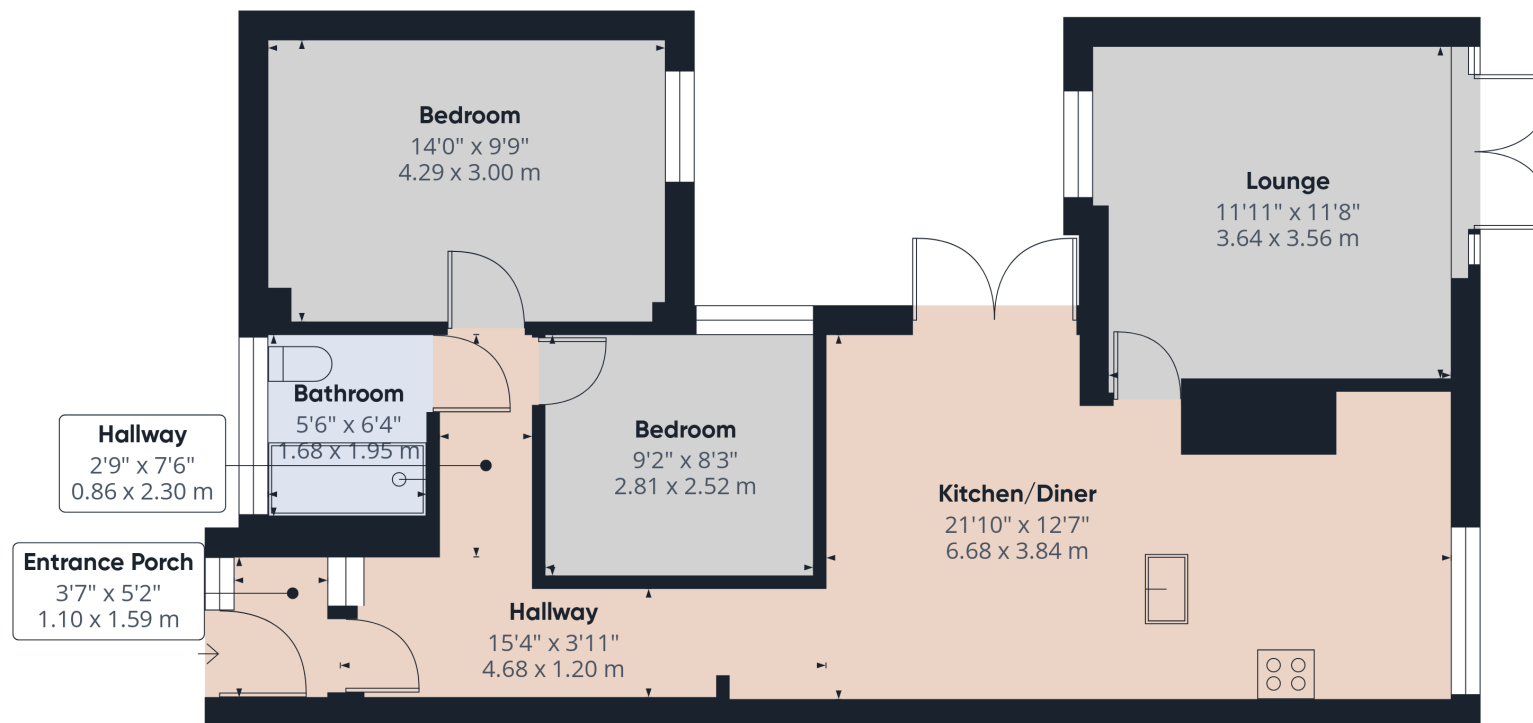
**£325,000**





Viewing strictly by prior appointment with the Selling Agents  
**TERENCE PAINTER.**  
 Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)  
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Approximate total area<sup>(1)</sup>

750 ft<sup>2</sup>  
69.7 m<sup>2</sup>

(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.

GIRAFFE360

72 Princess Margaret Avenue, Margate, Kent. CT93EF.

£325,000