



Terence Painter

ESTATE AGENTS

- Garden Flat
- Two Bedrooms
- Located with Yards of the Seafront, High Street, Bars & Cafe's
- Open Plan Kitchen/Living Room
- Modern fitted Kitchen
- Well Appointed Bathroom
- Front and Rear Garden Areas
- Well Presented & Spacious Accommodation
- No Forward Chain
- Private Front Door



Flat 1, 17 Ethelbert Road, Margate, Kent. CT91SH.

Leasehold £200,000

No Forward Chain! Two-Bedroom Flat with Two Garden Areas and Long Lease – Just Yards from the Beach & Local Amenities

Terence Painter Estate Agents are delighted to bring to the market this spacious two-bedroom lower ground floor flat, ideally located on the popular Ethelbert Road. The property is within easy reach of the beach, scenic clifftop walks, and the bustling Northdown Road, which offers a wide range of independent shops, cafés, bars, and restaurants.

This home is a true credit to the current owner, who has renovated and maintained the property to an excellent standard over the years. The flat is accessed via a private front door that opens into a generously sized and well-defined open-plan kitchen/living room, complete with a modern fitted kitchen. The accommodation also includes a bathroom and two double bedrooms, both of which have doors opening onto the rear paved garden area.

In addition to the rear garden, there is a courtyard-style front garden, perfect for enjoying the afternoon sunshine.

The property is offered to the market with no forward chain. To arrange your viewing, contact Terence Painter Estate Agents today on 01843 866 866.

Lower Ground Floor

Entrance

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

Open Plan Kitchen/Living Room

5.74m x 4.05m (18' 10" x 13' 3") This generous size and well defined room features a large double glazed window to the front of the property and a modern fitted kitchen comprising an extensive range of wall, base and drawer units. There is an integrated electric oven/grill and hob with an extractor hood over, space and plumbing for a washing machine, fridge/freezer, wine fridge and slimline dishwasher. This kitchen also has a sink unit with mixer tap inset to stone effect worktops with complementing splashback.

The remainder of this room offers ample space for a sofa area and dining table and chairs. There are down lights, electric radiator, laminate flooring and an open walkway leading to all rooms.

Bedroom One

3.93m x 3.01m (12' 11" x 9' 11") This room features double glazed French doors to the rear which provide access to the rear courtyard garden area. There is a fitted cupboard, electric radiator, down lights and laminate wood flooring.

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Bedroom Two

3.30m x 2.42m (10' 10" x 7' 11") This double aspect room features double glazed windows to the side and rear of the property and a glazed UPVC door to the rear courtyard garden area. There is an electric radiator, down lights and laminate wood flooring.

Bathroom

3.02m x 1.53m (9' 11" x 5' 0") This well appointed bathroom features a panelled bath with an electric mixer shower over, pedestal wash hand basin and a low level w.c. There is an electric shaver point, wall mounted heater, down lights, extractor and fully tiled walls and flooring.

Exterior

Rear Courtyard Area

This wonderful addition to this home can be accessed via both bedrooms and is block paved. There is a brick built garden store measuring approximately 5'7" x 3'6" (1.71m x 1.09m).

Front Courtyard Area

To the front of the property is a lovely low maintenance courtyard area which is ideal for enjoying the afternoon sun.

Lease Information

We have been advised of the below information -.

- The lease was extended in 2021 and expires 23/06/2192.
- The maintenance fee is £755.50 .
- Pets are permitted.

Council Tax Band

Council tax band is A.

Parking

There is unrestricted road parking to the front of the property.

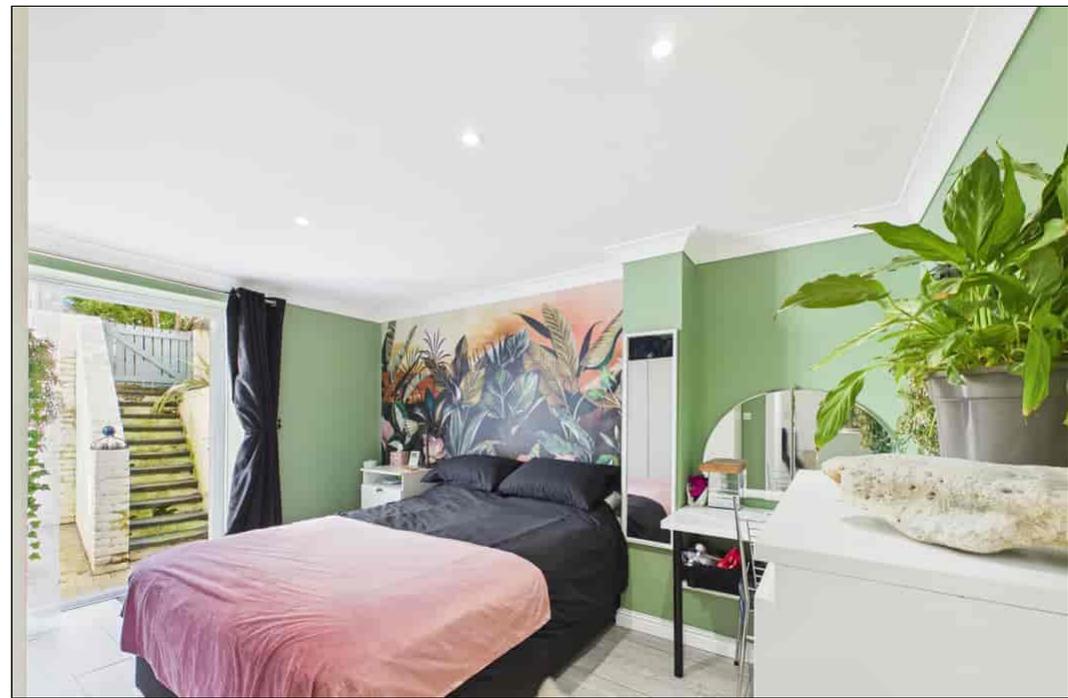
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Agents Note

Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

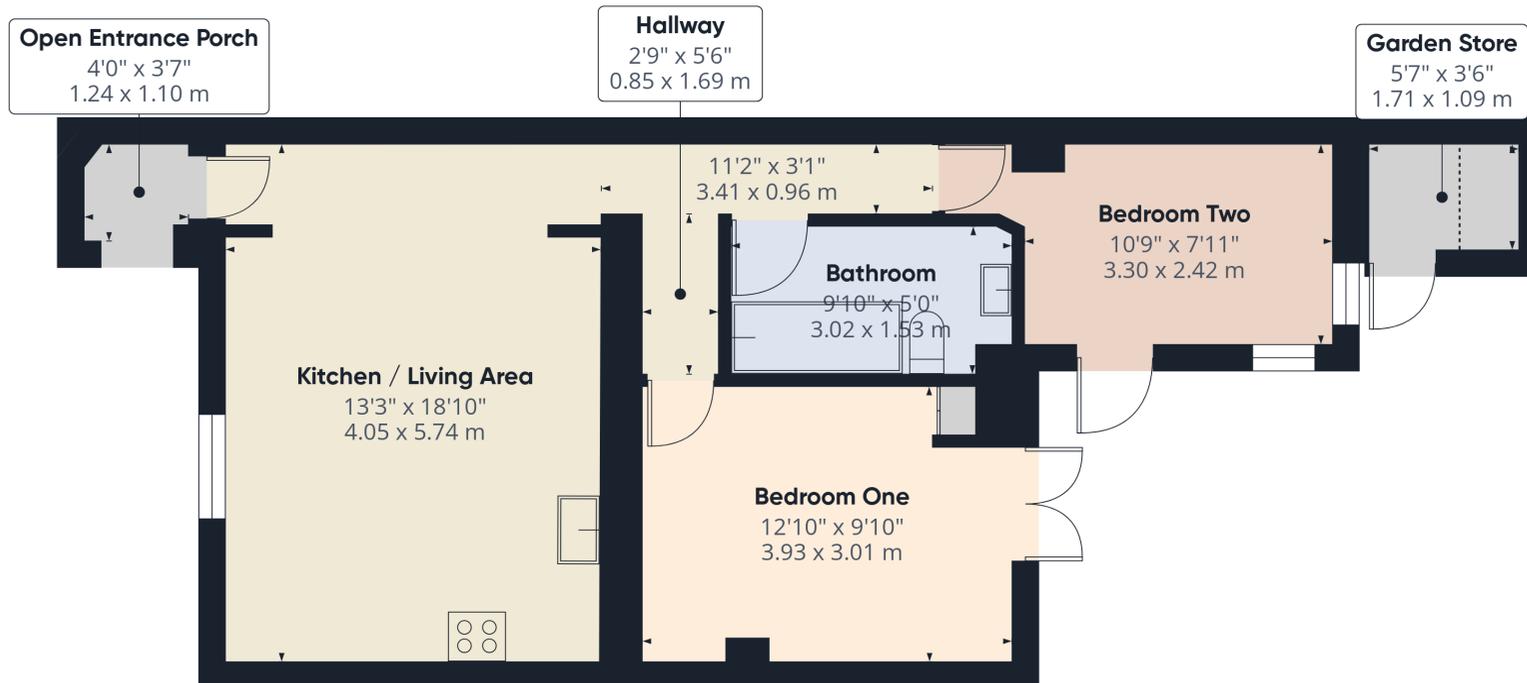


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: 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⁽¹⁾

604 ft²
56.1 m²

Reduced headroom

7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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