

Terence Painter

ESTATE AGENTS



- Three Bedroom Terraced Home
- 22' Lounge/Diner
- Close to Sea Front & Beach
- Sought after Area
- 12' Principal Bedroom
- Garage & Driveway
- Front and Rear Garden



48 Knockholt Road, Cliftonville, Margate, Kent. CT93HL.

Freehold £325,000

WELL PRESENTED THREE BEDROOM TERRACED HOUSE IN THE SOUGHT AFTER PALM BAY AREA WITHIN MINUTES OF THE BEAUTIFUL BOTANY BAY, PALM BAY BEACH AND WALPOLE BAY.

This lovely family home has a very bright and warm feel to it from the minute you step inside. The accommodation is arranged over two floors, the ground floor features a welcoming entrance hall, fitted kitchen with integrated appliances and a well appointed 20' lounge/diner with two sliding doors that lead out to the rear garden. This property benefits from a front garden area and a 36'5" rear garden with a large lawned area and a separate patio seating area. The first floor of the property hosts three double bedrooms and a family bathroom.

This home is ideally situated in the Palm Bay area, it is within minutes of the picturesque Palm Bay Beach and not far from Walpole Bay that has the largest Tidal Pool in the U.K, and Botany Bay which has its stunning coastal walks. The local schools, shops, cafe's, restaurants and transport links are also close by!

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

Ground Floor

Entrance Hall

1.51m x 1.87m (4' 11" x 6' 2") Entrance into the house is gained via a part glazed UPVC door, the entrance hall features carpeted flooring and a cloakroom.

Kitchen

3.00m x 2.91m (9' 10" x 9' 7") The kitchen features a double glazed window to front, high and low level fitted units, radiator, tiled flooring and part splashback tiling on walls, space and plumbing for fridge-freezer and washing machine, stainless steel sink unit inset to countertop, integrated electric oven and a gas hob inset to countertop with extractor hood over.

Lounge/Diner

6.65m x 3.16m (21' 10" x 10' 4") The lounge/diner features wooden flooring, TV point, radiator, two double glazed sliding doors to the rear garden.

First Floor

Landing

1.85m x 1.1m (6' 1" x 3' 7") The landing has a double glazed window to the front, loft hatch and carpeted flooring.

Bedroom Two

3.39m x 2.84m (11' 1" x 9' 4") This bedroom features a double glazed window overlooking the rear garden, radiator and carpeted flooring.

Bedroom Three

3.04m x 2.20m (10' 0" x 7' 3") This bedroom features a double glazed window to the front with sea views, radiator and wooden flooring.

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Principal Bedroom

3.77m x 3.40m (12' 4" x 11' 2") The Principal bedroom features a double glazed window overlooking the rear garden, radiator and carpeted flooring.

Bathroom

1.34m x 2.06m (4' 5" x 6' 9") The bathroom features tiled walls and flooring, radiator, airing cupboard housing gas fired boiler, panelled bath, low level w.c, wash hand basin, double glazed frosted windows to the front and side.

Exterior

Front Garden

The front garden has a lawned area with patio walkway to front door, garage and off street parking for two cars.

Rear Garden

36' 5" x 22' 8" (11.10m x 6.91m) The rear garden has a patio seating area directly out from the sliding doors, lawned area with fence border surround and a patio section to the rear of the garden.

Off street parking

This property has off street parking for two vehicles.

Garage

This property benefits from a garage.

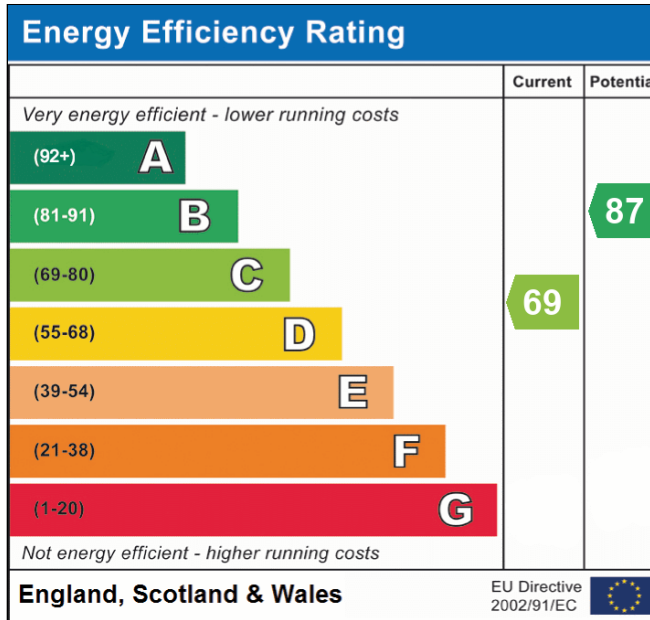
Council Tax

The council tax band for this property is - C



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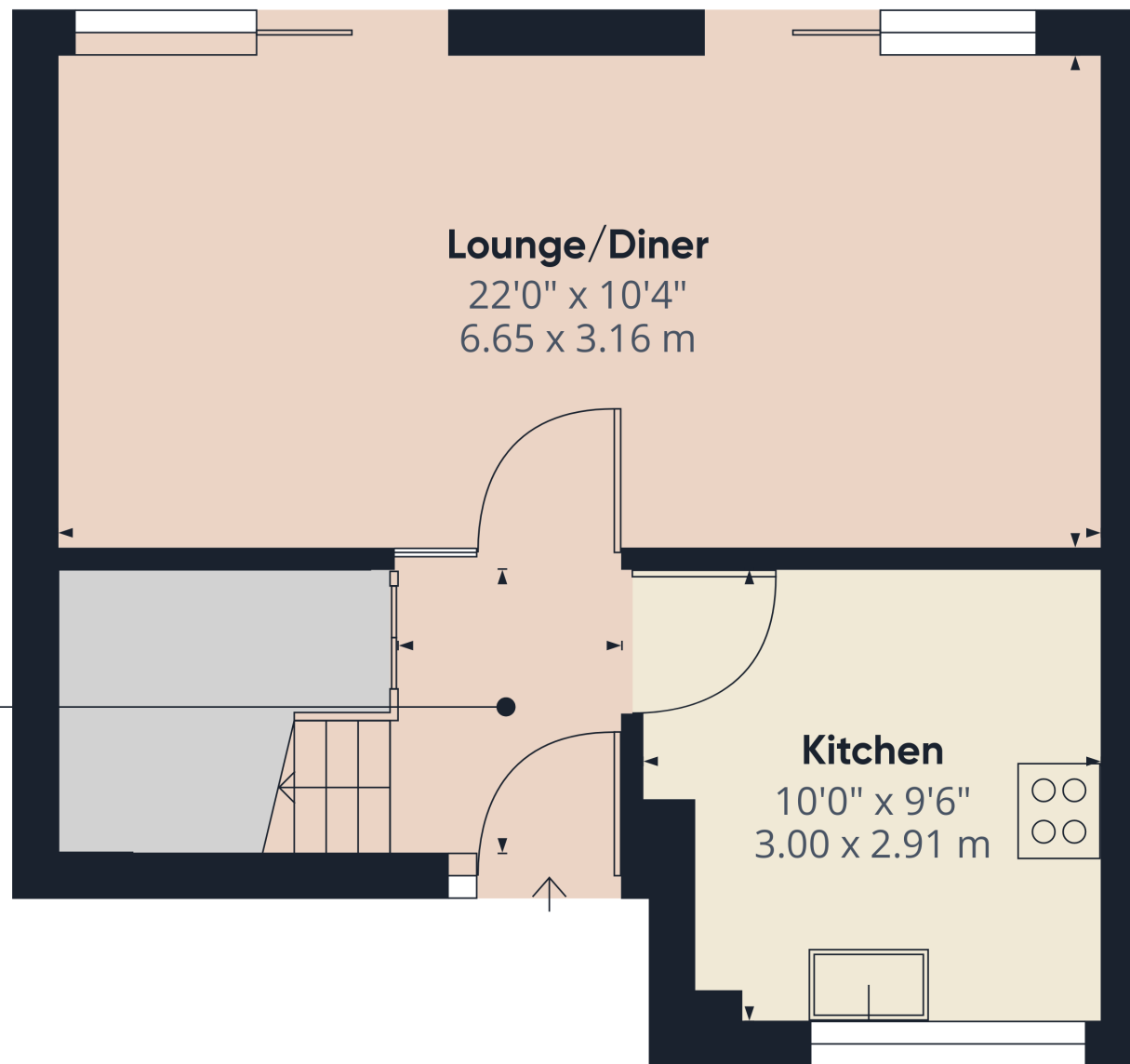
Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Entrance Hall
5'0" x 6'1"
1.51 x 1.87 m



Ground Floor

Approximate total area⁽¹⁾

400.74 ft²

37.23 m²

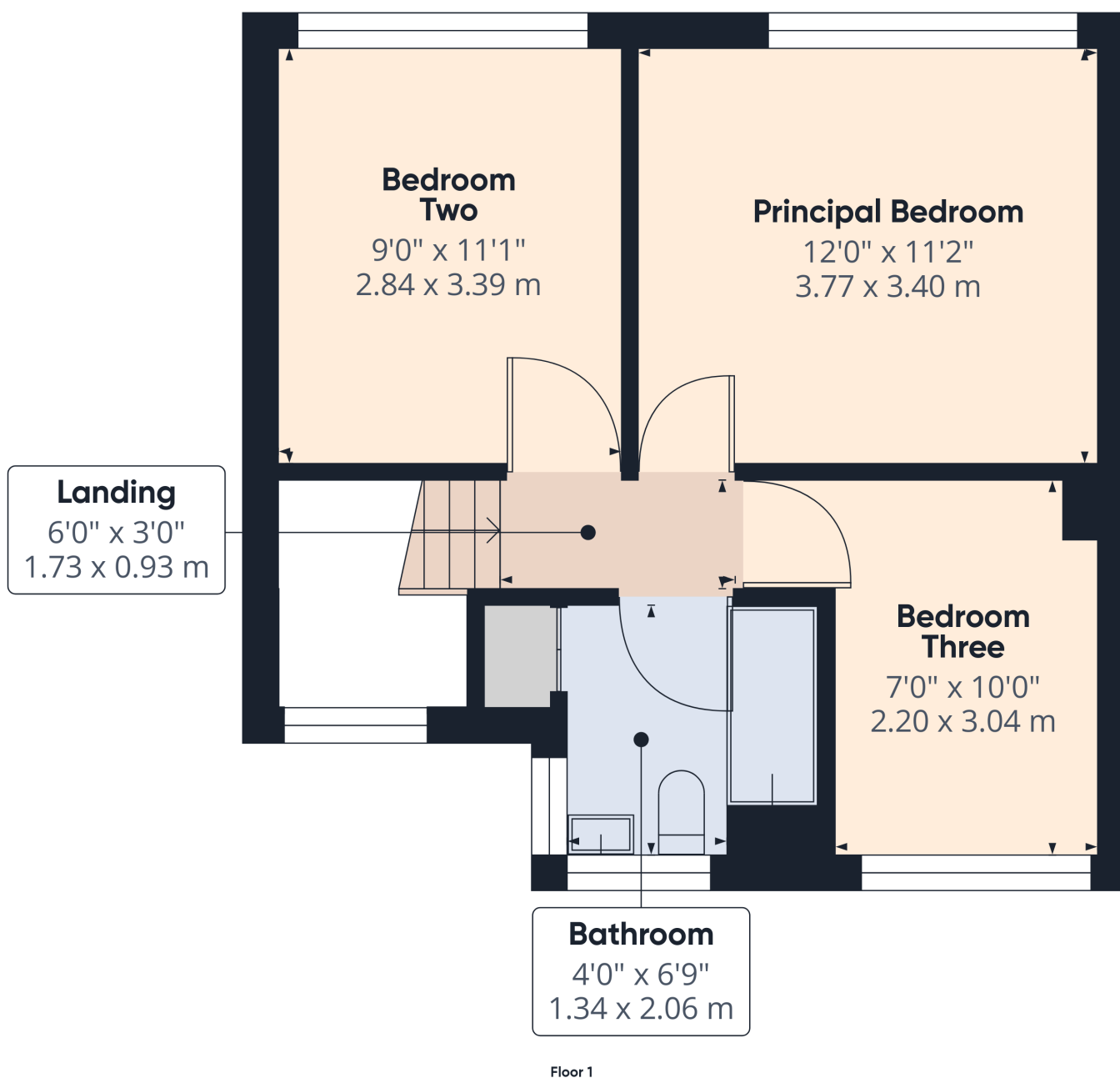
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾

393.42 ft²

36.55 m²

(1) Excluding balconies and terraces

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