



Terence Painter

ESTATE AGENTS

- Semi Detached Period Home
- Five Bedrooms
- Requires Modernisation
- Rear Garden with Brick Built Garden Store & W.C
- Ideally Situated for Local Shops, Schools, Park, Transport Links and Beach
- Two Reception Rooms
- Accommodation Arranged Over Three Floors
- Period Features



4 Waverley Road, Margate, Kent. CT9 5QB.

Freehold £349,995

Put Your Own Stamp on This Spacious Five-Bedroom Period Home Near the Coast!

Set within one of Westbrook's most sought-after residential areas, this substantial five-bedroom semi-detached period home offers an exciting opportunity to create a truly special family residence. Ideally positioned close to local shops, well-regarded schools, and less than half a mile from the seafront and railway station, the location is perfectly suited to modern family living.

Offered to the market with no forward chain, the property provides generous accommodation arranged over three floors, extending to approximately 1,300 sq. ft. The ground floor welcomes you with an inviting entrance hall, leading to a bright and spacious 14'9" lounge, a separate dining room overlooking the rear garden, and a well-proportioned kitchen. On the first floor, you'll find three bedrooms, a family bathroom, and a separate WC, while the second floor hosts two additional bedrooms—ideal for growing families, guests, or home working.

Externally, the property continues to impress with a rear garden featuring a brick-built garden store and an outside WC, offering further practicality and potential.

Brimming with character and scope for improvement, this fantastic home presents a rare opportunity in a highly desirable location. Contact Terence Painter Estate Agents today on 01843 866866 to arrange your viewing.

Ground Floor

Entrance

Access is via a wooden front door.

Entrance Hall

4.78m x 1.79m (15' 8" x 5' 10") There are carpeted stairs to the first floor, dado rail, high level skirting boards, coving, under stairs storage cupboard, service hatch to the lounge and carpet flooring.

Lounge

4.50m x 4.35m (14' 9" x 14' 3") There is a sash box bay window to the front of the property, tiled fireplace with a gas fire inset, picture rail, high level skirting boards, coving and carpet flooring.

Dining Room

3.80m x 3.70m (12' 6" x 12' 2") There is a double glazed window to the rear which enjoys views over the garden, tiled fireplace with a gas fire inset, high level skirting boards, and carpet flooring.

Kitchen

2.68m x 2.34m (8' 10" x 7' 8") There is a double glazed UPVC window and door to the rear providing access to the garden, door to a utility cupboard housing the boiler and a range of fitted kitchen units.

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First Floor

Landing

There is carpet flooring, stairs to the second floor and doors leading off to three of the bedrooms, bathroom and separate W.C.

Bedroom One

4.64m x 3.89m (15' 3" x 12' 9") There is a double glazed box bay window to the front of the property, fitted wardrobe with sliding door and carpet flooring.

Bedroom Two

3.72m x 3.37m (12' 2" x 11' 1") There is a double glazed window to the rear of the property and carpet flooring.

Bedroom Three

2.23m x 2.23m (7' 4" x 7' 4") There is a double glazed window to the front of the property.

Bathroom

2.67m x 1.78m (8' 9" x 5' 10") There is a frosted double glazed window to the rear, panelled bath with an electric mixer shower over and pedestal wash hand basin.

Separate W.C

There is a frosted double glazed window to the rear and a low level w.c.

First Floor

Landing

4.66m x 1.89m (15' 3" x 6' 2") There is carpeted flooring and doors leading of to the remaining two bedrooms.

Bedroom Four

2.24m x 4.04m (7' 4" x 13' 3") There is a double glazed bay window to the rear of the property and carpet flooring.

Bedroom Five

4.02m x 2.23m (13' 2" x 7' 4") There is a double glazed bay window to the rear of the property and carpet flooring.

Exterior

Rear Garden

10.60m x 7.80m (34' 9" x 25' 7") There is a brick built garden store, outside w.c and side access gate.

Council Tax Band

The council tax band is D.

Parking

There is unrestricted on street 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		
(55-68)	D		67
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

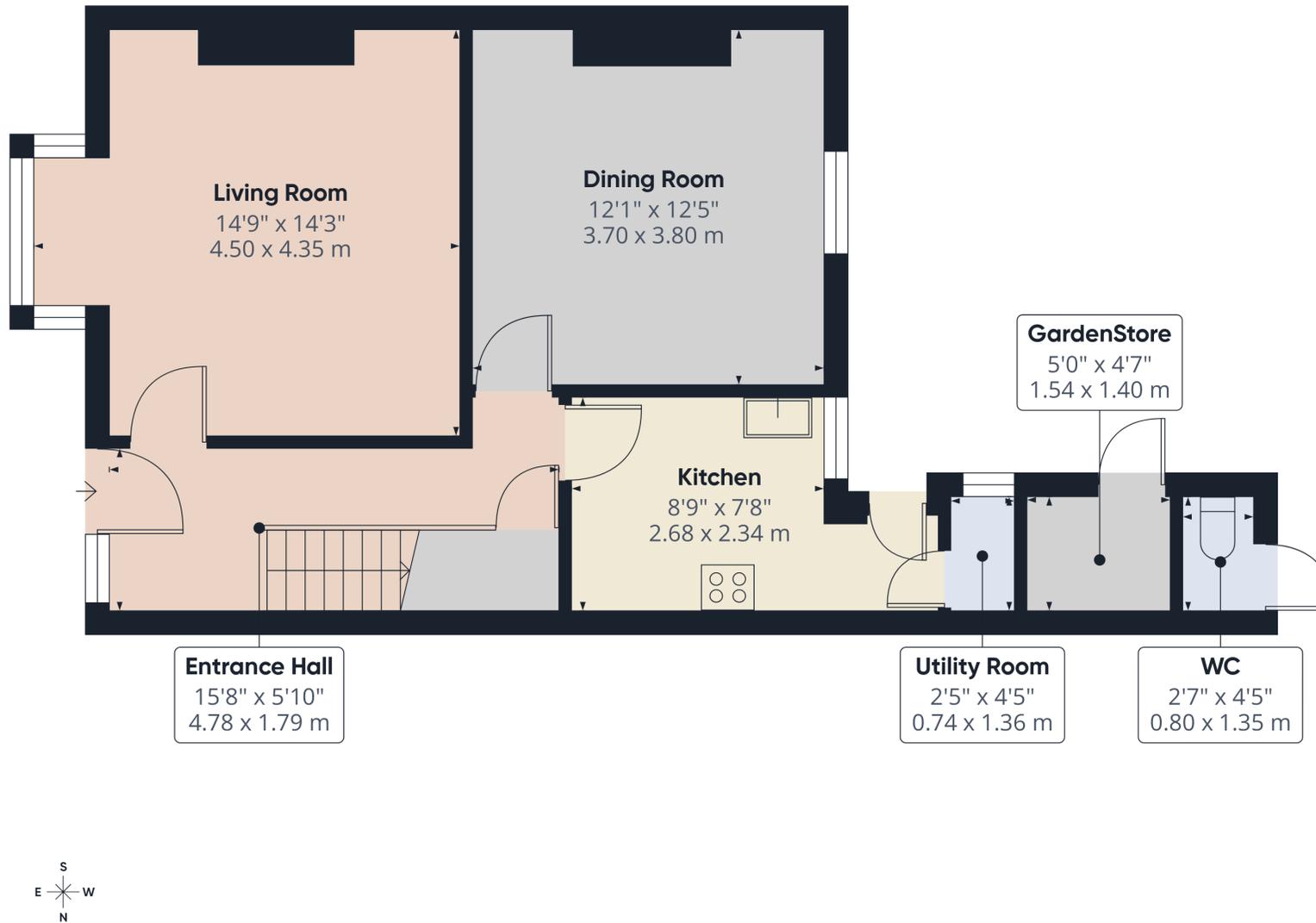


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

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.



Ground Floor

Approximate total area⁽¹⁾
560 ft²
52 m²

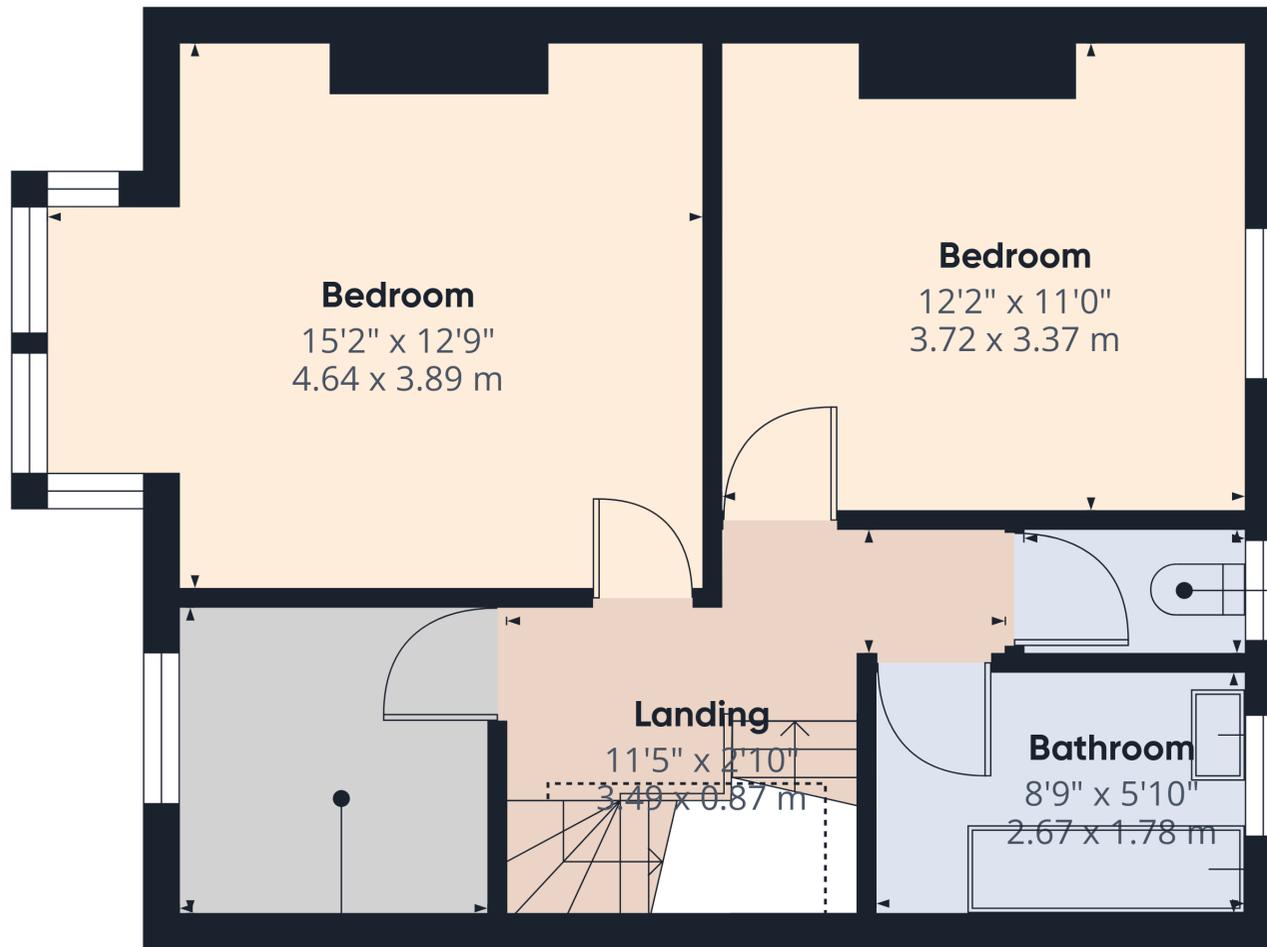
(1) Excluding balconies and terraces

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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Floor 1

Approximate total area⁽¹⁾

469 ft²
43.6 m²

(1) Excluding balconies and terraces

Reduced headroom

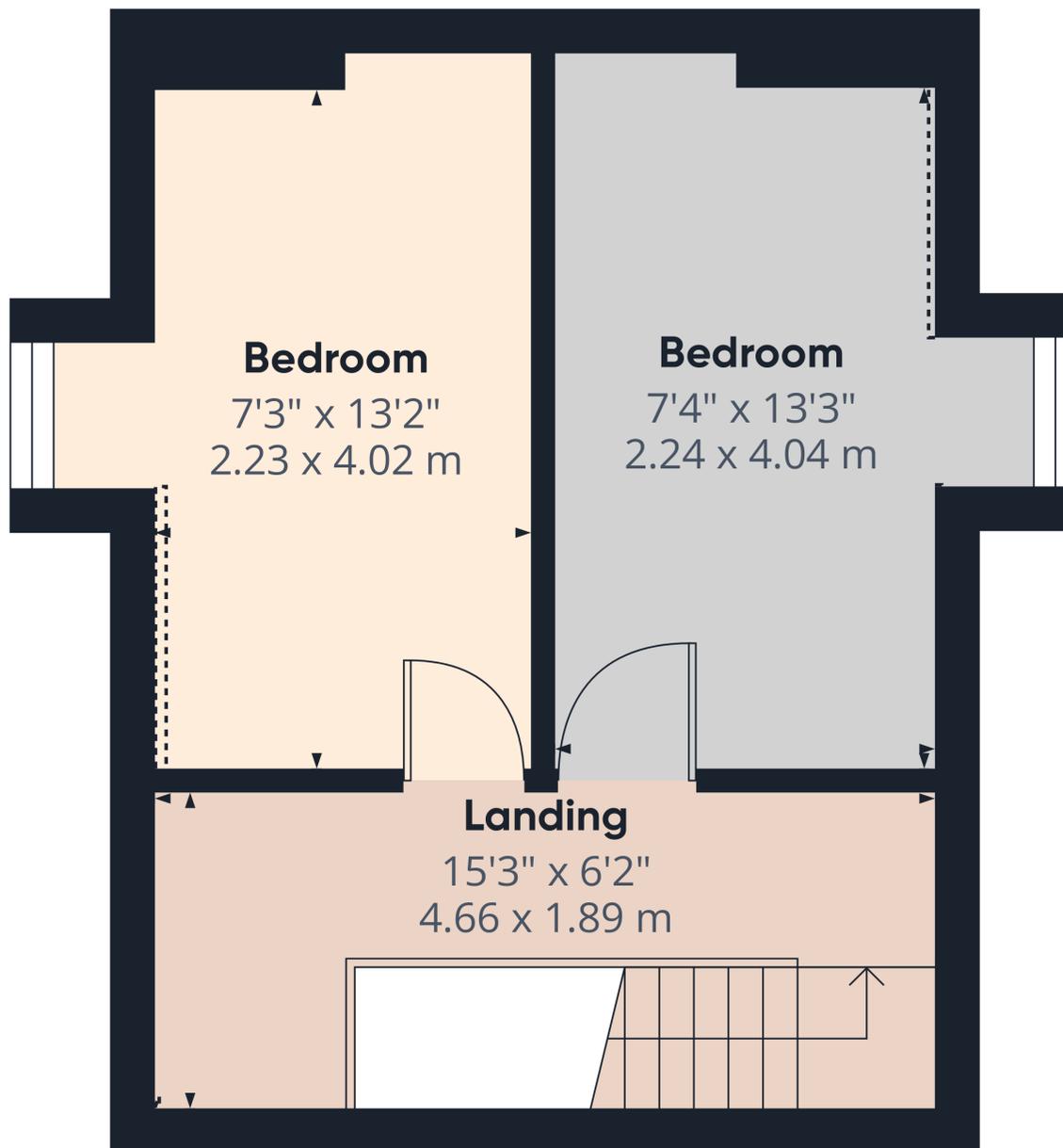
..... Below 5 ft/1.5 m

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Floor 2

Approximate total area⁽¹⁾

275 ft²
25.6 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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