



# Terence Painter

ESTATE AGENTS

- Four Bedroom Detached House
- Beautifully Presented Family Home
- Fitted Kitchen With Integrated Appliances
- Spacious Dining Room
- Generous Welcoming Lounge
- Impressive Full Width Conservatory
- Integral Garage & Driveway
- Well Stocked Established Gardens
- South-facing Roof Terrace
- Bathroom & Shower Room/WC
- Recently Fitted Cloakroom/WC



**34 Sandhurst Road, Cliftonville, Margate, Kent. CT93JQ.**

**Freehold £455,000**

BEAUTIFULLY PRESENTED SPACIOUS FOUR BEDROOM DETACHED HOUSE LOCATED JUST A SHORT DISTANCE FROM PICTURESQUE BOTANY BAY

This well loved detached family house is a credit to the current owners who have lived there for over 38 years! Having been well maintained and improved by the vendors over many years it is with great reluctance that the time has come for them to move on; offering a great opportunity for a new owner to fully appreciate everything this home has to offer.

The property is located within a few hundred metres of the beautiful sandy beaches and cliff top walks at Botany Bay, Kingsgate 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.

On the ground floor the property features a recently installed Cloakroom/WC, an impressive fitted kitchen opening into a spacious dining room, a welcoming lounge, and a delightful full width conservatory which leads out to a well established rear garden.

On the first floor are four generous bedrooms, a bathroom, separate shower room/WC and a delightful roof terrace with a sunny south-facing aspect accessed via a home office/fourth bedroom.

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

Ground Floor

Entrance

Via part glazed composite front door leading to:

Entrance Hall

With laminate wood style flooring. Coved ceiling. Doors to cloakroom/WC and inner hallway. Integral door to garage.

Cloakroom/WC

Fitted with low level WC and wash hand basin with concealed cistern and contemporary vanity surround and storage. Double glazed high level window to side. Chrome ladder-style radiator. Vinyl flooring, part tiled walls and coved ceiling.

Inner Hallway

With laminate wood style flooring. Wood and glazed doors leading to living room and kitchen. Built-in storage cupboard. Stairs leading to first floor. Radiator.

Living Room

6.00m x 3.40m (19' 8" x 11' 2") With double glazed window to side and double glazed sliding patio door leading into the conservatory. Bi-folding wooden doors leading to the dining room. Fitted carpet. Two radiators. Feature stone fire surround and hearth. Fitted shelves and storage cabinet to recess. Coved ceiling.

Dining Room

4.01m x 3.46m (13' 2" x 11' 4") With double glazed French doors leading to conservatory. Kardean flooring. Undersairs storage cupboard. Two radiators with covers. Coved ceiling. Open to kitchen.

Conservatory

6.05m x 2.73m (19' 10" x 8' 11") With triple aspect double glazed windows and a brick base and extending the full width of the house and overlooking the rear garden. French doors leading out to the rear garden. Two radiators. Laminate wood style flooring. Wall light.

Kitchen

4.17m x 2.38m (13' 8" x 7' 10") Fitted with an extensive range of high and low level cabinets incorporating an integrated fridge-freezer, dish-washer and double oven. Stainless steel five-burner gas hob inset to solid oak wood work surface with extractor over. Stainless steel sink unit with tiled surround. Inset and under cabinet lighting. Coved ceiling. Kardean flooring. Double glazed window to front with fitted shutter-style blind. Double glazed door to side.

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### **Landing**

Fitted carpet. Hatch to insulated loft space with pull down ladder. Airing cupboard housing hot water cylinder. Coved ceiling.

### **Bedroom One**

3.47m x 3.05m (11' 5" x 10' 0") With double glazed window to rear with fitted shutter blinds. Range of fitted and built-in wardrobes. Picture rail. Coved ceiling. Radiator. Fitted carpet.

### **Bedroom Two**

4.02m x 2.50m (13' 2" x 8' 2") Double glazed window to front. Coved ceiling. radiator. Fitted carpet.

### **Bedroom Three**

3.48m x 3.05m max (11' 5" x 10' 0" max) Double glazed window to rear with distant sea view. Coved ceiling, radiator. Fitted carpet.

### **Bedroom Four/Home Office**

4.23m x 2.53m (13' 11" x 8' 4") With double glazed window to front and double glazed door leading out to roof the terrace. Coved ceiling, radiator. Fitted carpet.

### **Roof Terrace**

5.07m x 3.16m (16' 8" x 10' 4") South-facing terrace with wooden safety screening.

### **Bathroom**

Fitted with panelled bath with shower attachment and screen over. Wash basin with vanity storage under and electric shaver point. Double glazed window to front. Chrome ladder style radiator. Tiling to walls. Vinyl flooring.

### **Shower Room/WC**

Fitted with shower cubicle, low level w.c. and wash hand basin with vanity storage under. Tiling to walls. Electric radiator. Coved ceiling. Double glazed window to side. Vinyl flooring.

### **Garage**

5.23m x 2.51m (17' 2" x 8' 3") With electric roller door to front. Plumbing for washing machine and space for tumble dryer. Wall mounted gas fired boiler. Strip lighting.

### **Rear Garden**

Well establish and stocked garden laid predominantly to lawn with planted borders. Access to front garden via one side. The other side provides access to a timber storage shed and a water butt.

### **Front Garden & Parking**

Lawned garden area with attractive established specimen tree. Driveway and hardstanding providing off street parking for two vehicles. Access to garage.

### **Council Tax Band - E**



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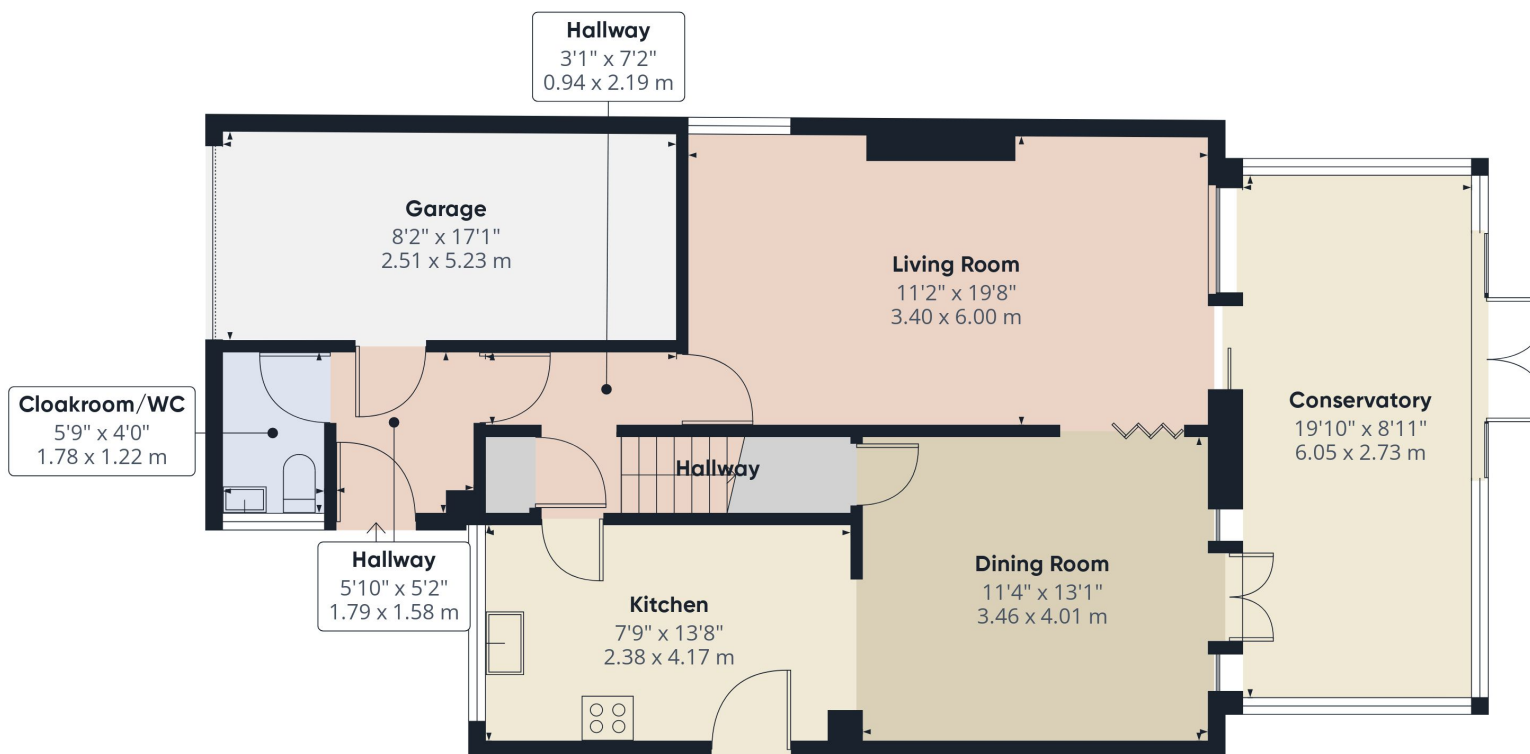


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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

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Ground Floor

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

927 ft<sup>2</sup>

86 m<sup>2</sup>

(1) Excluding balconies and terraces

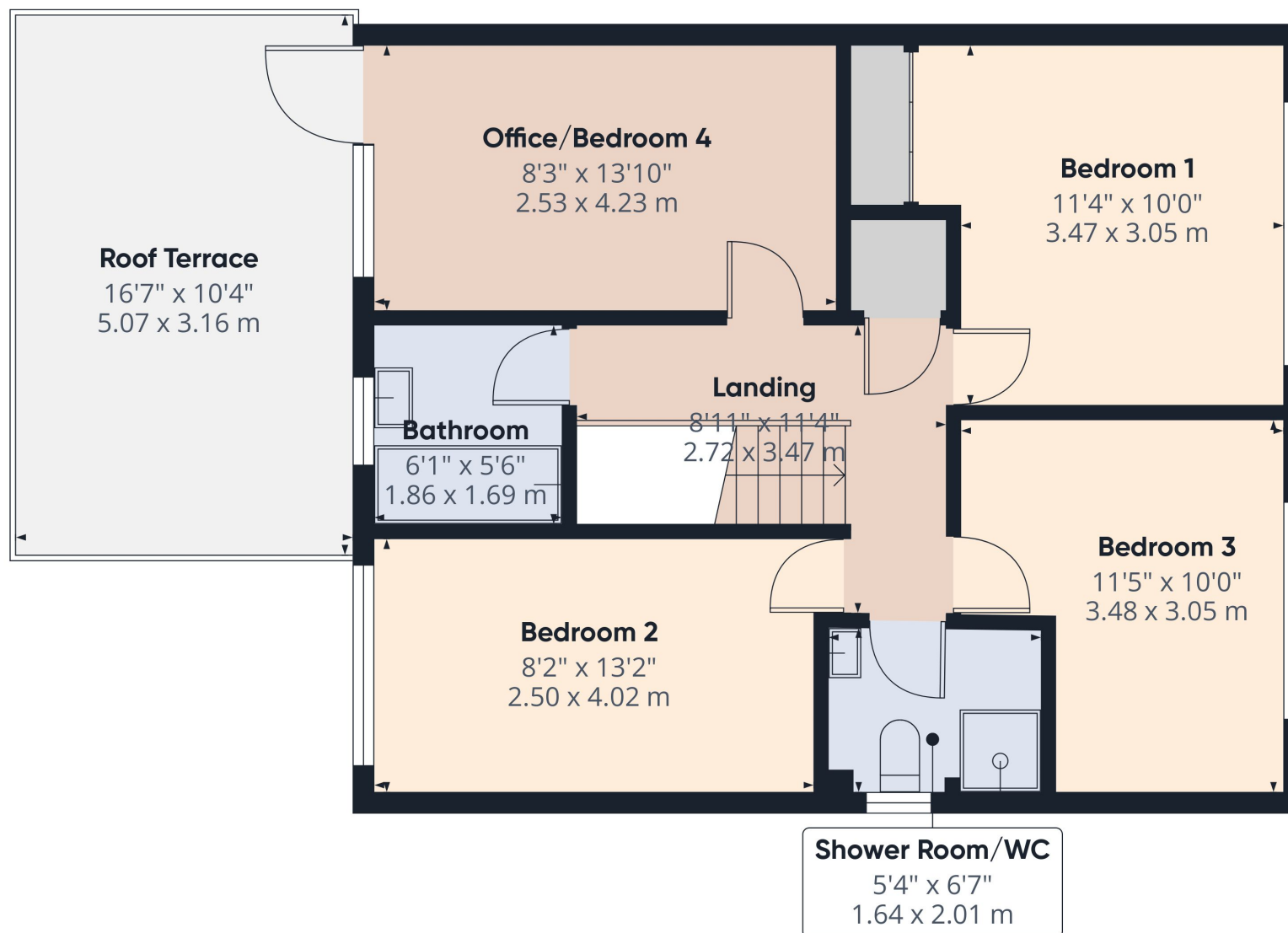
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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

588 ft<sup>2</sup>

54.6 m<sup>2</sup>

Balconies and terraces

170 ft<sup>2</sup>

15.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

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