

Terence Painter

ESTATE AGENTS



- Detached Period Family Home
- Three / Four Double Bedrooms
- Two / Three Reception Rooms
- Well Appointed Kitchen with Integrated Appliances
- Stunning Landscaped Rear Garden
- Family Bathroom with Bath & Shower
- Spacious & Flexible Living Accommodation
- Located Close to Shops, Schools, Seafront & Transport Links
- Large Driveway & Small Garage

16 Millmead Avenue, Margate, Kent. CT9 3LP.

Freehold £499,000

STUNNING THREE/FOUR BEDROOM DETACHED PERIOD HOUSE PERFECT FOR FAMILY LIVING SITUATED IN CLOSE PROXIMITY TO THE BEACH, HIGHLY REGARDED SCHOOLS, NORTHDOWN PARK, AND THE BUSTLING SHOPS, CAFE'S AND RESTAUNTS ON NORTHDOWN ROAD.

This impressive home has been much loved by the current vendor who has over the years undertaken many improvements to make it the lovely family home it is today. The spacious and versatile accommodation of this property is arranged over two floors and comprises an entrance porch, welcoming entrance hall, cloakroom/w.c, three generous size reception rooms and a modern fitted kitchen with a wide range of integrated appliances.

The first floor continues to impress with three bedrooms and a very well appointed family bathroom which features a bath and walk-in shower.

Externally the property boasts a beautifully landscaped and well established garden with a timber built summer house, shaped decked area and a tiled patio area with built in furniture. To the front of the property is a block paved driveway providing parking for several vehicles and a small garage which is suitable for motorbikes or a small car.

The property finds itself located within popular Millmead Avenue, close to Northdown Park and within walking distance of Primary Schools and local shops at Holly Lane and Northdown Road. A doctors surgery, Pharmacy and Post Office are all located within a quarter of a mile of the property with gorgeous cliff top walks over the scenic Palm Bay beach and Walpole Bay also located close by.

This is a great opportunity to acquire a beautifully presented family home located in a brilliant area - so call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

## Ground Floor

### Entrance

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

### Entrance Porch

2.27m x 1.26m (7' 5" x 4' 2") There is wooden flooring and a leaded glazed wooden door to the entrance hall.

### Entrance Hall

3.20m x 2.40m (10' 6" x 7' 10") This is an impressive and welcoming entrance hall with carpeted stairs to the first floor, picture rails, radiator, wooden flooring and doors leading off to the cloakroom/w.c and reception rooms one and two.

### Reception Room One/Bedroom Four

4.14m x 3.40m (13' 7" x 11' 2") This is a double aspect room with a double glazed bay window to the front of the property and a double glazed window to the side. The current vendors have used this room as a bedroom and lounge and features an ornate cast iron fireplace with a gas fire inset, radiator and carpet flooring.

### Cloakroom/W.C

1.35m x 0.79m (4' 5" x 2' 7") There is a frosted double glazed window to the side of the property, low level w.c, wash hand basin and wall light.

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## Reception Room Two

4.37m x 3.15m (14' 4" x 10' 4") This room is open to reception room three and also features an open doorway to the kitchen. There is a leaded window to the front of the property, built in media storage units, picture rail, radiator and wooden flooring.

## Kitchen

3.97m x 2.18m (13' 0" x 7' 2") There is a double glazed window to the side of the property and a feature opening to reception room three which enjoys views over the rear garden. The kitchen comprises an extensive range of wall, base and drawer units with integrated appliances including an electric oven/grill, fridge/freezer, washing machine and a gas hob with an extractor hood over. There's a stainless steel sink unit inset to roll top worksurfaces, feature lighting, localised wall tiling and tiled flooring.

## Reception Room Three

6.41m x 3.17m (21' 0" x 10' 5") This is an really impressive addition to this home which features large three section sliding doors to the rear which open up to the rear garden and offer stunning views over the garden. There are high level double glazed windows to both sides of the property, radiator, wall lights, down lights and wooden flooring.

### First Floor

## Landing

3.59m x 1.76m (11' 9" x 5' 9") There is a double glazed window to the side of the property, picture rail, carpet flooring and doors leading off to the bedrooms and bathroom.

## Principle Bedroom

4.04m x 3.39m (13' 3" x 11' 1") This is a double glazed room featuring a double glazed bay window to the front and a double glazed window to the side. There are picture rails, radiator and carpet flooring.

## Bedroom Two

4.07m x 3.25m (13' 4" x 10' 8") This is another double aspect bedroom with a double glazed bay window to the rear of the property and two double glazed windows to the side with wooden shutter style blinds.

## Bedroom Three

2.66m x 2.23m (8' 9" x 7' 4") There is a double glazed window to the side of the property, radiator and carpet flooring.

## Family Bathroom

3.10m x 1.75m (10' 2" x 5' 9") There is a frosted double glazed window to the rear of the property, panelled bath with a wall mounted chrome mixer tap with a hand shower attachment, wash hand basin with a wall mounted mixer tap inset to a vanity unit, low level w.c and a corner shower cubicle with a rain style shower unit with jets and a separate hand shower attachment. This room also features a linen cupboard, ladder style towel radiator, part tiled walls with a large fitted mirror, loft hatch and carpet flooring.

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## Exterior

### Rear Garden

Measuring approximately 45' this beautifully landscaped garden features a shaped raised decked patio area with a complementing footpath to the rear of the garden where there is a summer house with a further decked terrace area. There is a tiled terrace area immediately to the property with fitted seating, door to the side giving access to the garage, eclectic range of mature planting, lawned area and feature lighting.

### Garage

4.90m x 2.15m (16' 1" x 7' 1") This is a small garage which would be suitable for a small car or motorbike. There are double doors to the front, door to the rear, lighting and power points.

### Driveway

There is a large block paved driveway to the front of the property.

### Council Tax Band

The council tax band is D.



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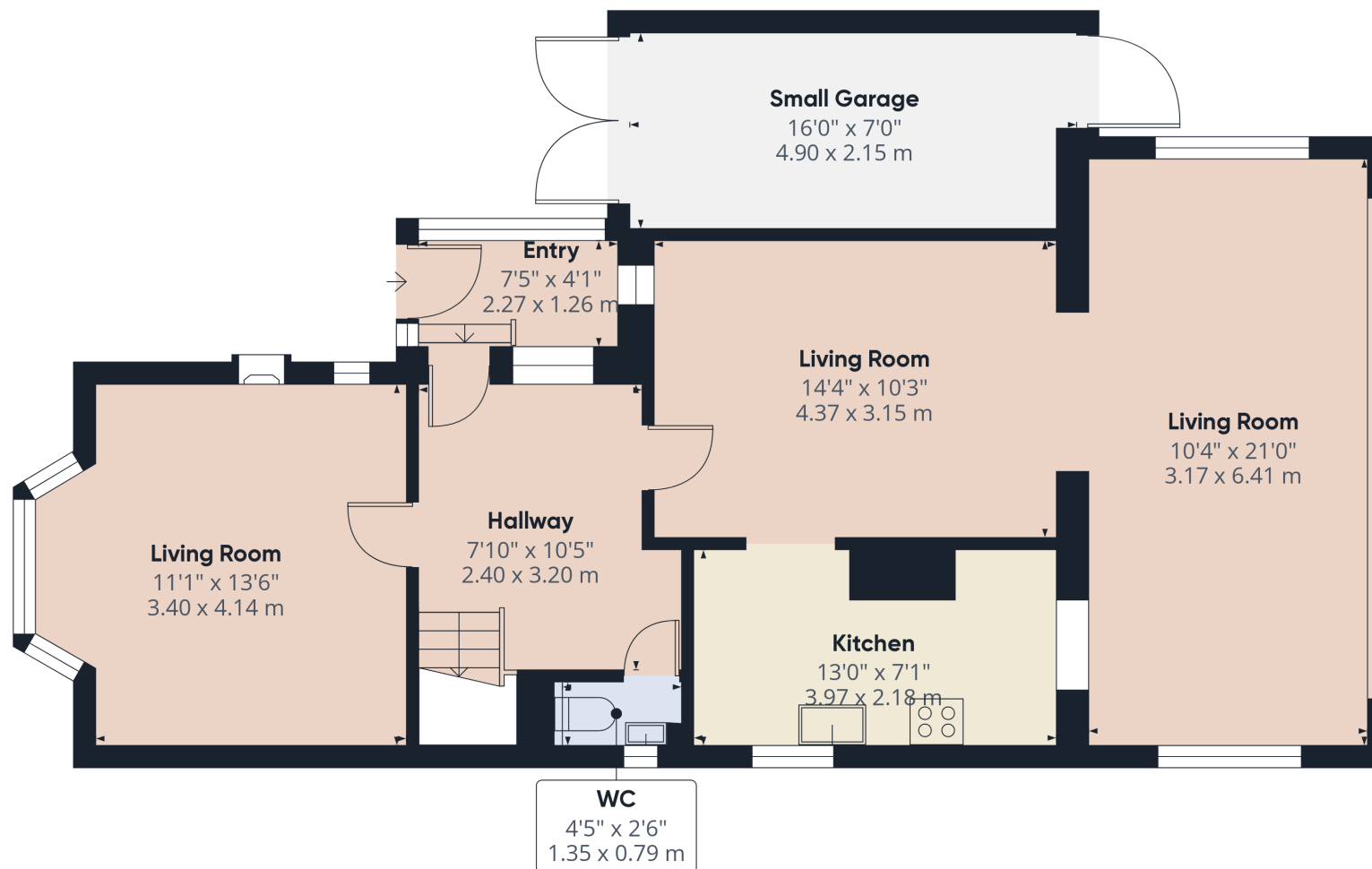


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>70</b>	<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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

878.86 ft<sup>2</sup>

81.65 m<sup>2</sup>

(1) Excluding balconies and terraces

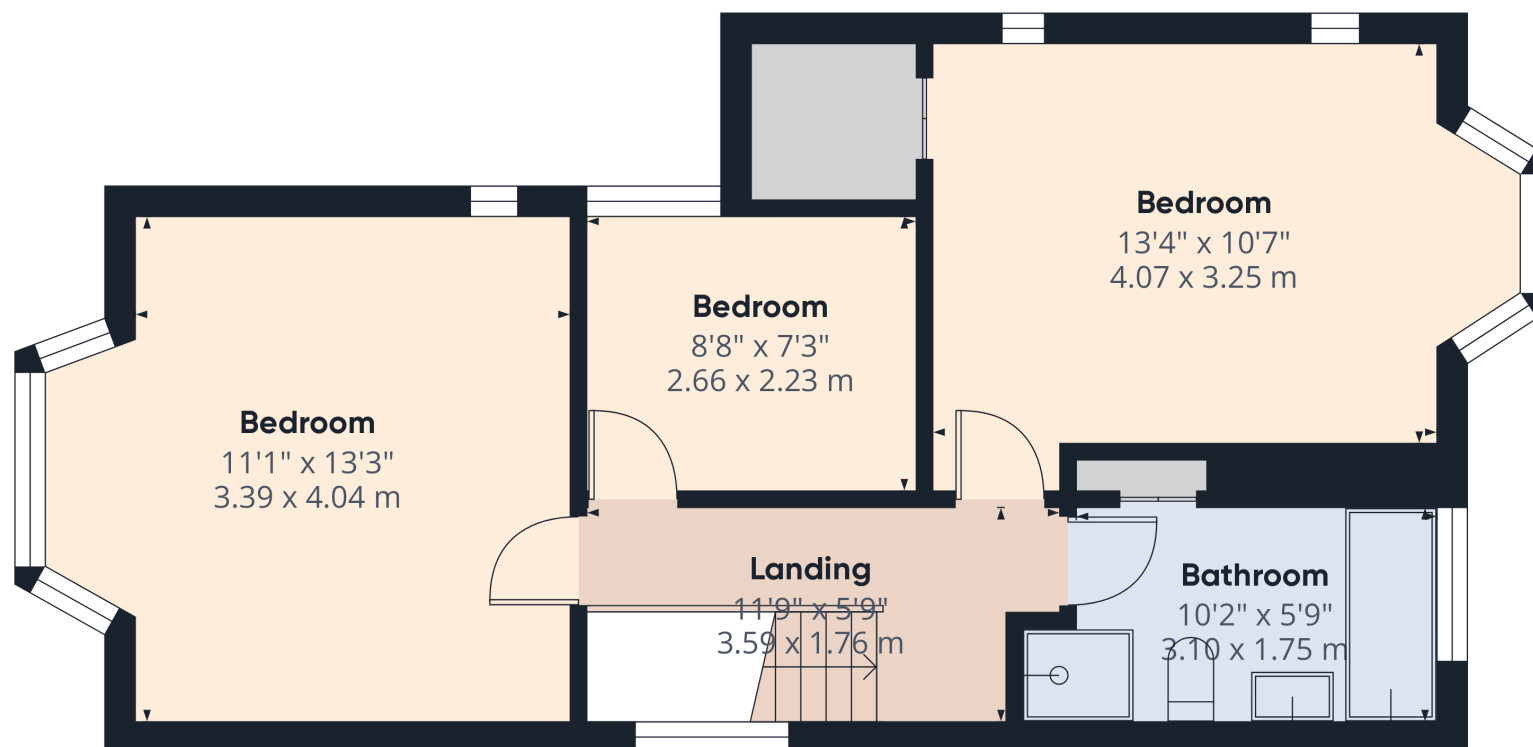
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

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

514.72 ft<sup>2</sup>

47.82 m<sup>2</sup>

(1) Excluding balconies and terraces

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