





Terence Painter
ESTATE AGENTS

- No Forward Chain
- Detached Bungalow
- Three Double Bedrooms
- Generous Size Corner Plot
- Extended Accommodation
- 18'9" Triple Aspect Lounge
- Seperate Dining Room
- Fitted Kitchen
- 56'5" South Facing Rear Garden
- Highly Desirable Palm Bay Location
- Two Toilets
- Located Within Yards of The Beach & Cliff Top Walks
- Close to Bus Route, Shops, Parks & Amenities
- Very Large Block Paved In & Out Driveway & Detached Garage

8 Magnolia Avenue, Margate, Kent. CT9 3DS.

Freehold £410,000

NO FORWARD CHAIN – SPACIOUS AND VERSATILE EXTENDED THREE DOUBLE BEDROOM BUNGALOW ON A GENEROUS SOUTH-FACING CORNER PLOT, JUST MOMENTS FROM PALM BAY'S STUNNING BEACHES AND CLIFF TOP WALKS

Situated in the highly sought-after Palm Bay area, this impressive extended bungalow occupies a substantial corner plot just a short stroll from beautiful sandy beaches and scenic cliff top walks. Ideally positioned, the property is also within easy reach of local shops, cafés, bars, and restaurants in both Palm Bay and Kingsgate, while convenient bus routes provide excellent transport links to Margate and Broadstairs.

Offering spacious bright and airy accommodation throughout, the property comprises a large and welcoming entrance hall with built-in storage cupboards, an impressive 18'9" triple-aspect lounge filled with natural light, a triple-aspect dining room, fitted kitchen, three generous double bedrooms, cloakroom/WC, and a stylish bathroom featuring both a separate shower cubicle and bath.

Externally, the home continues to impress with a beautifully maintained 56'5" south-facing rear garden designed for low maintenance living, a large timber shed, detached garage, and an extensive block-paved in-and-out driveway providing ample off-road parking for multiple vehicles, a motorhome, or boat.

This exceptional home offers space, flexibility, and an enviable coastal location — early viewing is highly recommended. To arrange your appointment, contact the sole agents Terence Painter on 01843 866866.

The Bungalow

Entrance

Access into the property is via a part glazed UPVC front door to the entrance hall.

Entrance Hall

3.59m x 2.50m (11' 9" x 8' 2") This spacious and welcoming entrance hall sets the tone for this home and features three double glazed windows to the front of the property, three fitted storage cupboards, access hatch to the loft space, radiator and carpet flooring.

Living Room

5.72m x 3.77m (18' 9" x 12' 4") This bright and airy triple aspect room features two double glazed windows to the side of the property, a high level double glazed window to the front and glazed French wooden doors to the dining room. There is a feature brick fireplace with a gas fire inset, two radiators and carpet flooring

Dining Room

4.28m x 4.23m (14' 1" x 13' 11") This well designed room features double glazed windows to three sides of the property, door to an inner lobby leading to the kitchen and rear garden, radiator and carpet flooring.

Inner Lobby

There is an open doorway to the kitchen, door to the garden and built in cupboard.

Kitchen

3.79m x 3.32m (12' 5" x 10' 11") This kitchen comprises an extensive range of fitted wall, base and drawer units with an integrated electric oven/grill and gas hob with an extractor hood over. There is space and plumbing for a washing machine and fridge/freezer, sink unit inset to roll top worksurfaces, double glazed window to the rear, localised wall tiling, radiator and, vinyl flooring and a door to the entrance hall.

Bedroom One

4.19m x 3.30m (13' 9" x 10' 10") There is a double glazed window to the front of the property, fitted furniture, radiator and carpet flooring.

Bedroom Two

3.61m x 3.30m (11' 10" x 10' 10") There is a double glazed window to the side of the property, radiator and carpet flooring.

Bedroom Three

3.77m x 2.71m (12' 4" x 8' 11") There is a double glazed window to the rear of the property, radiator and carpet flooring.

Bathroom

2.65m x 1.56m (8' 8" x 5' 1") This well appointed room features a fully tiled corner shower cubicle with a fitted rain style shower head with a hand shower attachment, panelled bath with chrome mixer tap and hand shower attachment, low level w.c and a pedestal wash hand basin with a fitted mirror over. There is a radiator, frosted double glazed window to the side of the property and fully tiled walls and flooring.

Seperate W.C

1.37m x 0.83m (4' 6" x 2' 9") There is a low level w.c, frosted double glazed window to the side of the property, fully tiled walls and vinyl flooring.

Exterior

Rear Garden

17.20m x 10.90m (56' 5" x 35' 9") This generous size, relatively low maintenance south facing rear garden features a large Indian sand stone patio area immediately to the property with complementing footpaths leading off to a side access gate and the garage and shed which are located to the rear of the garden. The remainder of the garden is shingled with a a range of mature tropical style trees.

Detached Garage & Large In & Out Driveway

4.90m x 3.11m (16' 1" x 10' 2") The garage features a metal up and over door to the front, seperate door to the rear garden, lighting and power points.
This home also benefits from a very large block paved in and out style driveway which can easily provide off street parking for a number of cars, a large motor home or boat.

Council Tax Band

The council tax band is D.

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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.

AI Generated Images

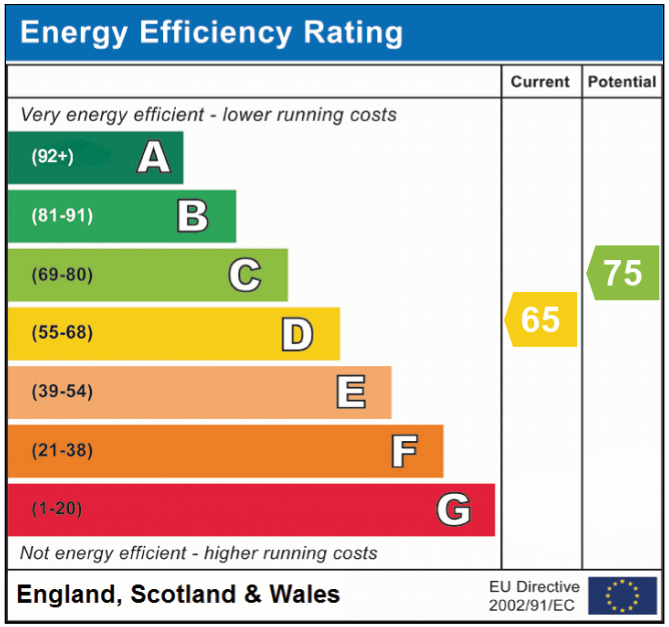
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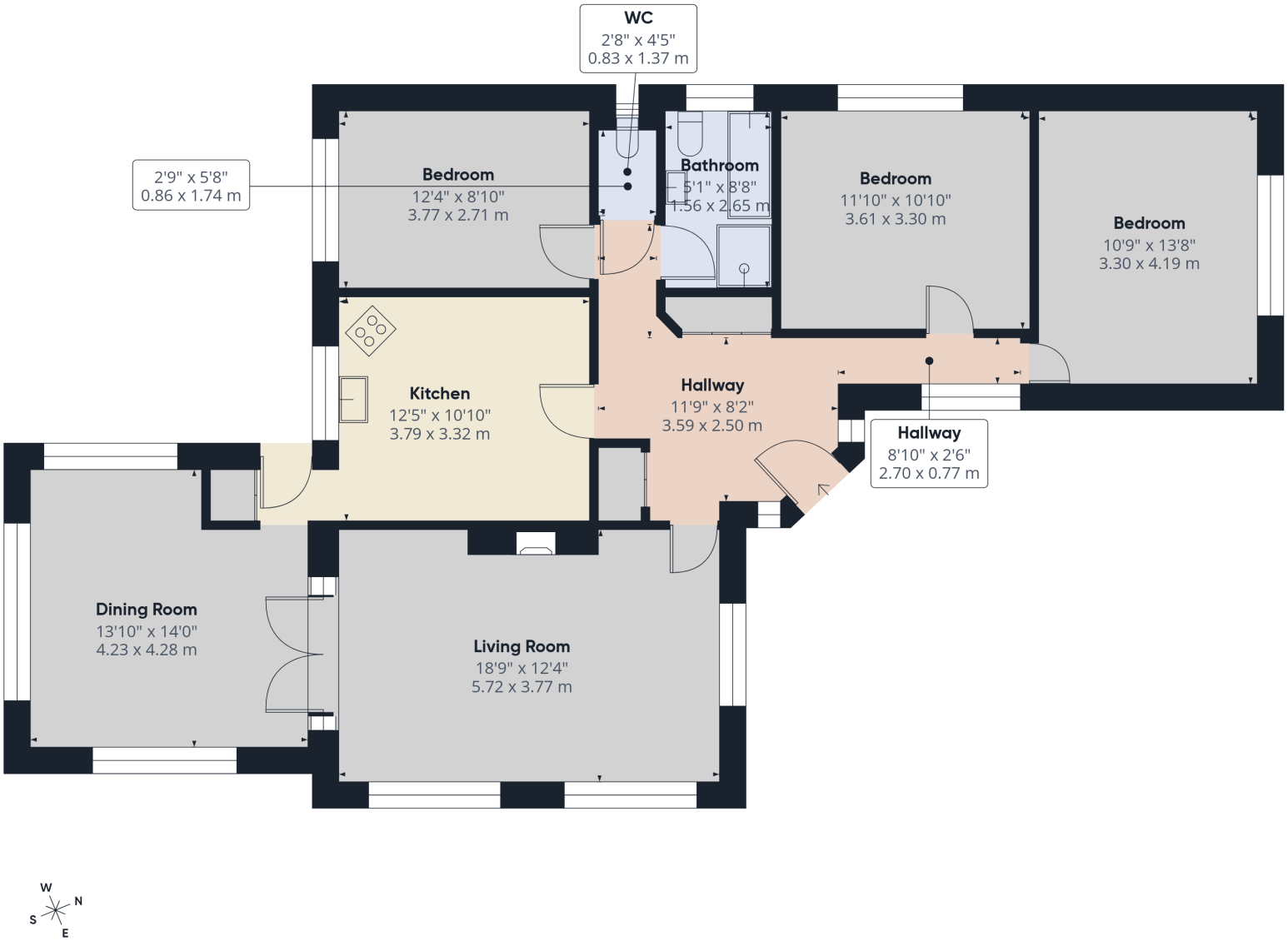




Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
Email: **sales@terencepainter.co.uk**
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor Building 1

Approximate total area(1)

1147 ft²

106.5 m²

(1) Excluding balconies and terraces

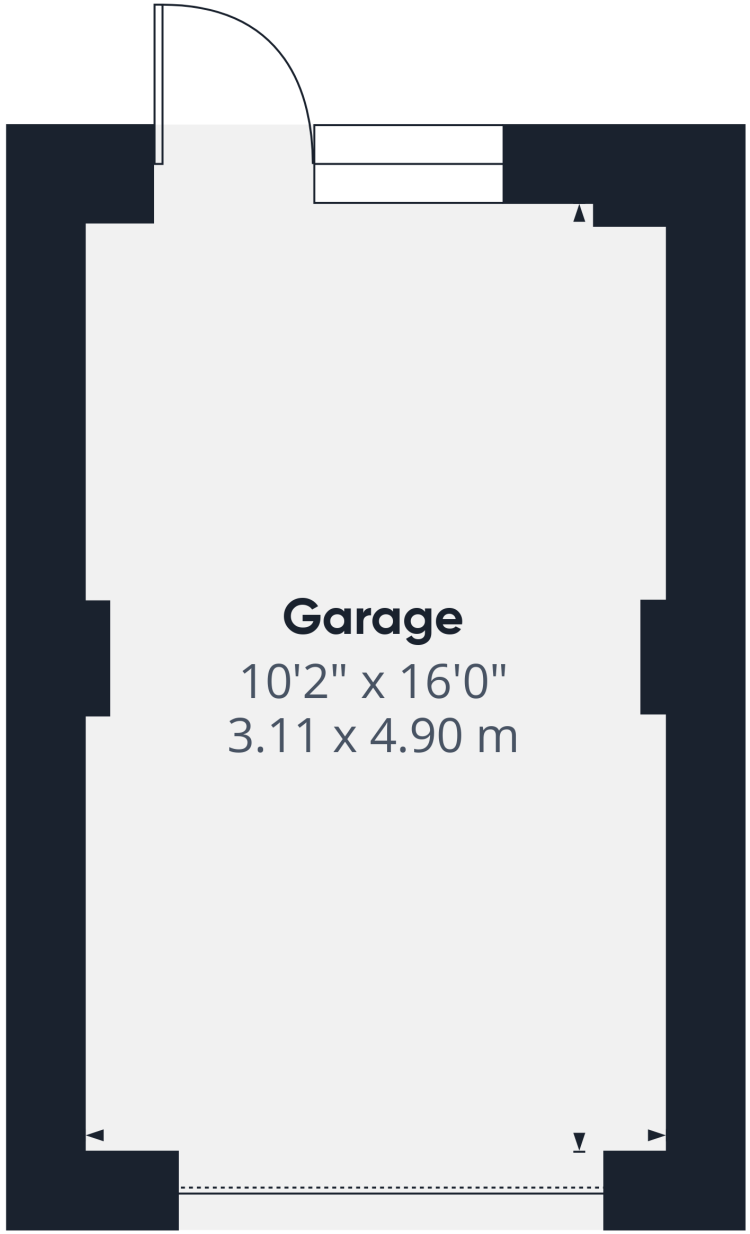
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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W N S E

Ground Floor Building 2

Approximate total area(1)

164 ft²

15.2 m²

(1) Excluding balconies and terraces

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