





Terence Painter
ESTATE AGENTS

- Terrace House
- Two Double Bedrooms
- No Forward Chain
- Garage En-Bloc
- 40' Rear Garden
- Fantastic Location Close to the Beach, Schools, shops and Transport Links
- Ideal First Home Or Investment
- Bathroom
- Kitchen
- Dual Aspect Living Room

6 Lamberhurst Way, Cliftonville, Margate, Kent. CT93HH.

Freehold £210,000

NO FORWARD CHAIN – TWO-BEDROOM HOUSE – CLOSE TO PALM BAY'S BEACHES, SHOPS, SCHOOLS & TRANSPORT LINKS

Calling all first-time buyers, investors and those looking for a comfortable home to enjoy in retirement. This deceptively spacious mid-terrace house offers an exciting opportunity to purchase a property in a highly sought-after location, just a short distance from the picturesque beaches and cliff-top walks of Palm Bay.

The property is also conveniently positioned for the local shops, bars and restaurants at Palm Bay and Kingsgate, while a nearby bus route provides excellent transport links to both Margate and Broadstairs.

The house would benefit from some updating but offers well-proportioned accommodation comprising an entrance porch, open-plan lounge/diner, fitted kitchen, bathroom and two generous double bedrooms, both of which benefit from fitted wardrobes. Externally, the property enjoys a good-sized rear garden extending to approximately 40ft, together with a garage en-bloc.

Offered for sale with no forward chain, this is an excellent opportunity for a buyer looking to put their own stamp on a well-located home close to the coast. To arrange your viewing, call the sole agents, Terence Painter, on 01843 866866.

Ground Floor

Entrance

There is a double glazed door to the porch.

Entrance Porch

This is an L-shaped porch with a wooden front door to the house.

Living Room

This well defined room features double glazed sliding doors to the front of the property and double glazed sliding doors to the rear which provide access to the garden. There is a staircase to the first floor level, media points, radiators, carpet flooring and a door to the kitchen.

Kitchen

There is a double glazed window to the rear of the property and a range of fitted kitchen units with space and plumbing for a duel fuel cooker with an extractor hood over, washing machine, dishwasher and under the counter fridge.

First Floor

Landing

There is a large airing cupboard, loft hatch, carpet flooring and doors leading off to the bathroom and bedrooms.

Bedroom One

There is a double glazed window to the front, fitted wardrobe, radiator and carpet flooring.

Bedroom Two

There is a double glazed window to the rear, fitted wardrobe, radiator and carpet flooring.

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Bathroom

There is a frosted window to the rear, panelled bath, low level w.c, pedestal wash hand basin and a radiator.

Exterior

Rear Garden

The rear garden measures approximately 40' and has fenced boundaries and a rear access gate.

Garage En-Bloc

There is a garage en-bloc located close to the property.

Agents Notes

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.

Please note that it is our vendors request that even if an offer is agreed on the property subject to contract, the property will remain available online until exchange of contracts.

Please note that some of the images shown have been AI enhanced to remove furniture and other items.

Council Tax Band

The council tax band is C.

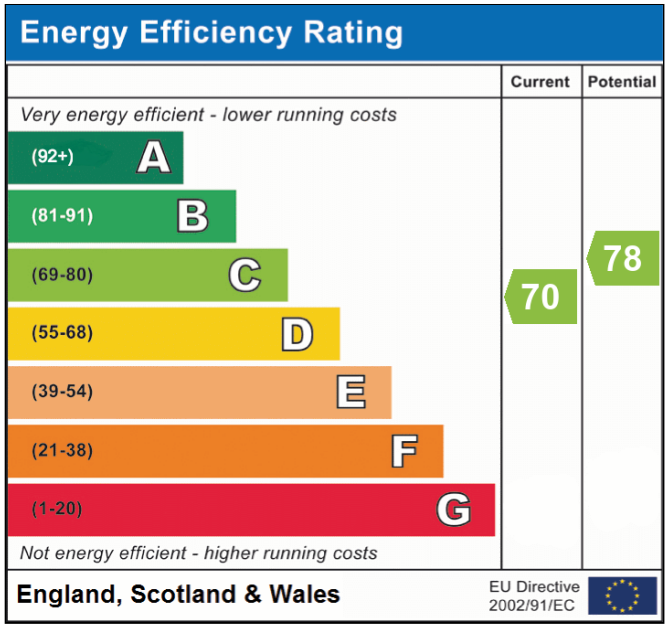


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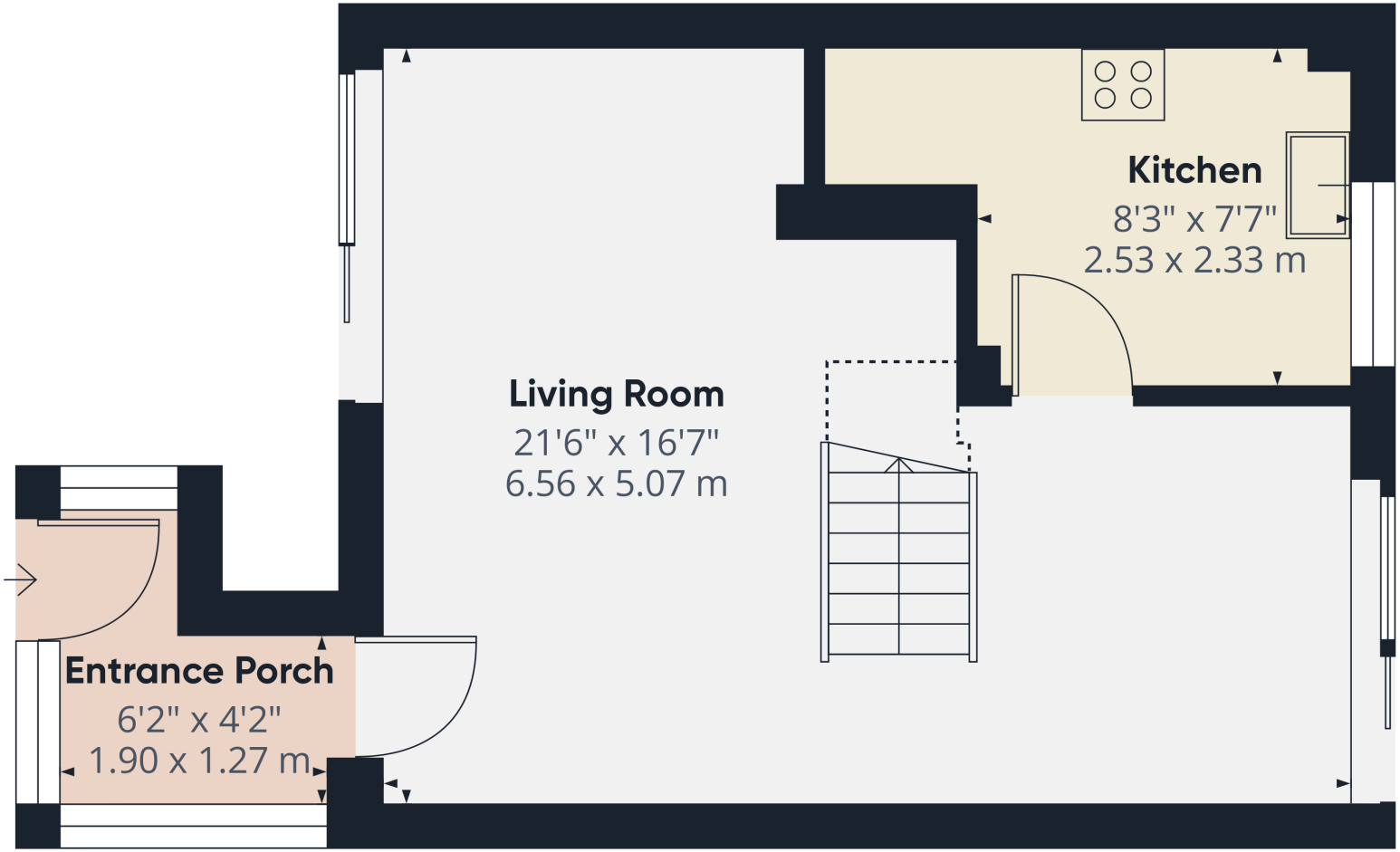




Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
Email: **sales@terencepainter.co.uk**
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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.

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Ground Floor

Approximate total area(1)

392 ft²

36.5 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

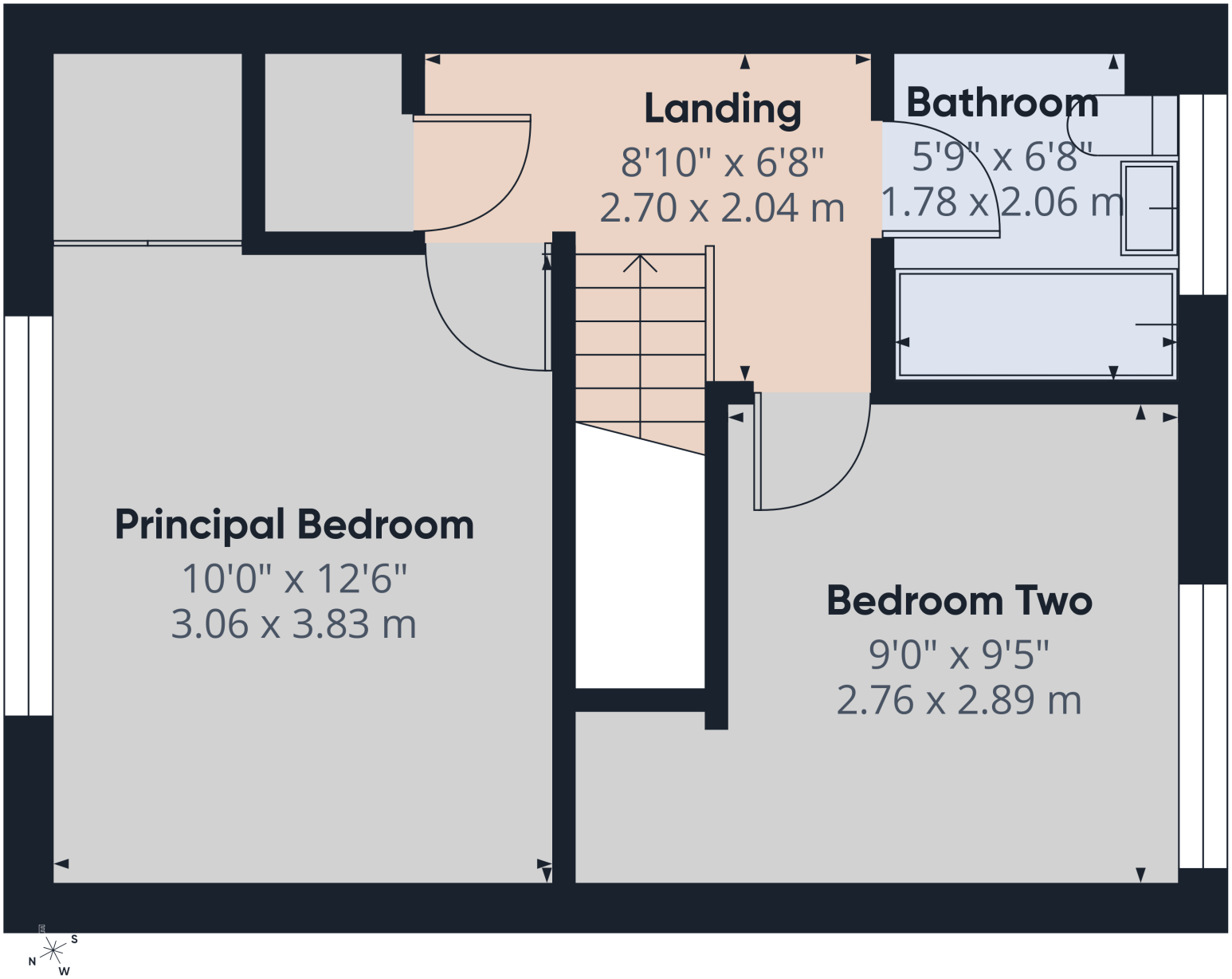
Reduced headroom

..... Below 5 ft/1.5 m

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

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Approximate total area(1)

335 ft²

31.1 m²

(1) Excluding balconies and terraces

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