



Harbledown Gardens, Palm Bay, Margate, CT9

Guide Price £350,000



## Harbledown Gardens, Palm Bay, Margate, CT9

This semi-detached bungalow is situated in the sought-after Palm Bay area of Margate and offers a comfortable and spacious living space. The property boasts 2 bedrooms, 1 bathroom, and 2 receptions, making it perfect for those seeking a cozy family home or a peaceful retirement retreat.

Immaculately well presented, the bungalow has been lovingly maintained and decorated to a very good standard, with neutral decor and plenty of natural light creating a warm and inviting atmosphere. The property also benefits from off-road parking and a garage, ensuring ample space for multiple vehicles.

Outside, the well-tended gardens offer the perfect space to relax and unwind, with a patio, beautiful lawn and a variety of plants and shrubs creating a tranquil oasis. The property is also conveniently located close to local shops and the seafront, providing easy access to a range of amenities and attractions.

Overall, this bungalow is a fantastic opportunity to own a stunning property in a highly desirable location. With its spacious interior, beautiful gardens, and convenient location, it's sure to be a popular choice for those seeking a comfortable and peaceful home.

For further details or to arrange a viewing contact Alexander Russell Estate Agents by telephone, email or find us on social media. Alternatively you can also get in touch via our website







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Semi detached bungalow | 2 beds // 1 bath //  
2 receptions | Immaculately well presented |  
Off-road parking and garage | Well tended  
gardens | Close to shops and seafront

#### **GROUND FLOOR -**

Porch

Hallway

Living Room - 5.51m x 4.32m (18'1" x 14'2")

Conservatory - 3.1m x 2.97m (10'2" x 9'9")

Kitchen - 3m x 2.69m (9'10" x 8'10")

Inner Hallway

Bedroom One - 3.61m x 2.84m (11'10" x 9'4")

Bedroom Two - 3.23m x 2.67m (10'7" x 8'9")

Shower Room - 2.13m x 1.7m (7'0" x 5'7")

#### **EXTERNAL -**

Driveway

Gardens

Garage - 5.28m x 2.44m (17'4" x 8'0")

#### **TENURE -**

Freehold

#### **COUNCIL TAX -**

Band C (approx. £1,840 PA)

#### **EPC RATING -**

Current: 71 C // Potential: 87 B







*AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Room measurements are maximum unless otherwise stated. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.*



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	71	
(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		

**Ground Floor**  
Approx. 75.7 sq. metres (814.6 sq. feet)



Main area: Approx. 75.7 sq. metres (814.6 sq. feet)  
Plus garages, approx. 12.9 sq. metres (138.6 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.