



25 Halstead Gardens, Margate, CT9

Offers Over £375,000

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This well-presented, well-maintained four-bedroom end of terrace home in the sought-after Palm Bay area offers spacious and versatile living, perfect for modern family life. Tucked away in a peaceful residential setting, it boasts a generous, sunny south-westerly facing rear garden – ideal for outdoor entertaining and family gatherings – plus a garage en bloc for secure parking or extra storage. The garage roof has also been replaced recently, adding to the property's appeal. Inside, the accommodation is thoughtfully arranged with a welcoming entrance hall, a bright and airy reception room, a practical kitchen, and a useful lean-to along the side elevation. A downstairs cloakroom/ WC adds extra convenience for busy households.

Upstairs, there are four well-proportioned bedrooms, including two with sea views, and a stylish modern family bathroom. The property has benefitted from a recent full roof overhaul, giving peace of mind to the next owners. The location is superb – just a short stroll from Botany Bay beach and Foreness Point Meadow, offering stunning cliff-top walks. Excellent local amenities, shops and transport links are close by, the well regarded Palm Bay Primary School is within walking distance. This is a fantastic opportunity to secure a family home in one of the area's most desirable locations, combining space, comfort and coastal charm.

The Palm Bay area of Margate is highly sought after with amenities including convenience store, takeaway food outlets, pharmacy and even a micro-pub. There's a well regarded primary school, fantastic coastline with sandy beaches, promenade and green spaces right on the doorstep. There are regular bus services. Central Margate is around 2 miles away and has a mainline train station with regular and high speed services to London.

GROUND FLOOR -

Entrance Hall

Living Room - 6.73m x 3.71m (22'1" x 12'2")

Kitchen - 3.53m x 3.1m (11'7" x 10'2")

Lean To - 4.85m x 0.97m (15'11" x 3'2")

Cloakroom/ WC - 1.68m x 1.27m (5'6" x 4'2")





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FIRST FLOOR -

Landing

Bedroom One - 3.53m x 3.43m (11'7" x 11'3")

Bedroom Two - 3.25m x 2.77m (10'8" x 9'1")

Bedroom Three - 3.71m x 2.39m (12'2" x 7'10")

Bedroom Four - 3.3m x 1.93m (10'10" x 6'4")

Bathroom - 2.49m x 2.41m (8'2" x 7'11")

EXTERNAL -

Front Courtyard

Rear Garden

Garage en bloc - 5.31m x 2.41m (17'5" x 7'11")

TENURE -

Freehold

COUNCIL TAX -

Thanet District Council

Band D (£2,345.25 per year)

EPC RATING -

76 | C

SERVICES -

We are advised that all mains services are connected to the property

HEATING -

Gas Central Heating - combination boiler

BROADBAND -

Fibre to the cabinet broadband available

LISTED BUILDING -

No

CONSERVATION AREA -

No

PARKING -

Garage, no driveway



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OUTSIDE SPACE -

Front courtyard, rear garden, garage en bloc

RESTRICTIONS, RIGHTS AND EASEMENTS -

To the best of our knowledge, there are no unusual restrictions, rights or easements that would affect the enjoyment of the property. However, as with all property purchases, we advise confirming this information with your legal representative.

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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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