



22 Nash Lane, Margate, CT9

Guide Price £225,000

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Offered for sale with no forward chain. Set along a popular residential road, this one bedroom detached bungalow offers a wonderful chance for a buyer to make a home their own. With generous proportions and a straightforward layout, it presents a blank canvas ready for modernisation and personal touches.

Inside, the accommodation is arranged over a single level, with a bright reception room at the heart of the home. The space is filled with natural light from the large front window and French doors opening to the garden, creating a versatile room for both relaxing and entertaining. The kitchen to the rear of the property is compact but practical, with scope for reconfiguration to suit contemporary living. The property also offers a well-proportioned bedroom and a bathroom, all of which are ready for updating to individual taste.

Outside, the gardens are a particular feature. To the rear, there is a mature, private garden with established trees and shrubs that provide a green backdrop and plenty of potential for landscaping. A paved terrace area offers space for seating, while side access and a driveway add convenience. At the front, the bungalow sits behind a low stone wall, with a traditional brick façade that enhances its kerb appeal.

- Worthy of particular note is that the property has approved plans for a single storey rear extension under local authority reference: FP/00974/23. Also that the current owner has done much of the work in application for a £25,000 interest free loan from the local authority under their NUE scheme, which we are informed may be transferrable to the new owner and relevant for anyone intending to either sell the property on within 3 years or to rent the property out following works. More information can be found at: no-use-empty.org.uk

This home is ideal for those seeking a renovation project, whether downsizers looking for single-level living, first-time buyers ready to create their dream home, or those considering a coastal retreat.





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With transport links, the QEQM Hospital, Westwood Cross shopping centre and Margate's lively town centre and seafront within easy reach, it combines convenience with exciting potential.

Margate blends seaside charm with creative energy. The Old Town's cobbled streets host independents, galleries, and bars, while Turner Contemporary overlooks Main Sands. Westbrook Bay and Walpole Bay Tidal Pool offer quieter escapes. Dreamland brings rides and events. With schools, supermarkets, gyms, and excellent transport links, plus walks, paddleboarding, and a vibrant food and arts scene, Margate has it all.

GROUND FLOOR -

Reception Room - 4.57m x 3.4m (15'0" x 11'2")

Kitchen - 2.9m x 2.34m (9'6" x 7'8")

Bedroom - 4.39m x 2.74m (14'5" x 9'0")

Bathroom - 2.31m x 1.88m (7'7" x 6'2")

EXTERNAL -

Driveway

Rear Garden

TENURE - Freehold

COUNCIL TAX -

Thanet District Council

Band B (£1,824.09 per year)

EPC RATING - 68 | D

SERVICES - We are informed that all mains services are connected to the property

HEATING - Gas Central Heating

BROADBAND - Ultrafast Fibre to the Property internet available (FTTP)



LISTED BUILDING - No

CONSERVATION AREA - No

CONSTRUCTION - Standard

PARKING - Driveway Parking

OUTSIDE SPACE -

Front - Driveway

Rear - Garden

RESTRICTIONS, RIGHTS AND EASEMENTS -

We note from the title register, there are restrictive covenants that appear to be historic. 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.

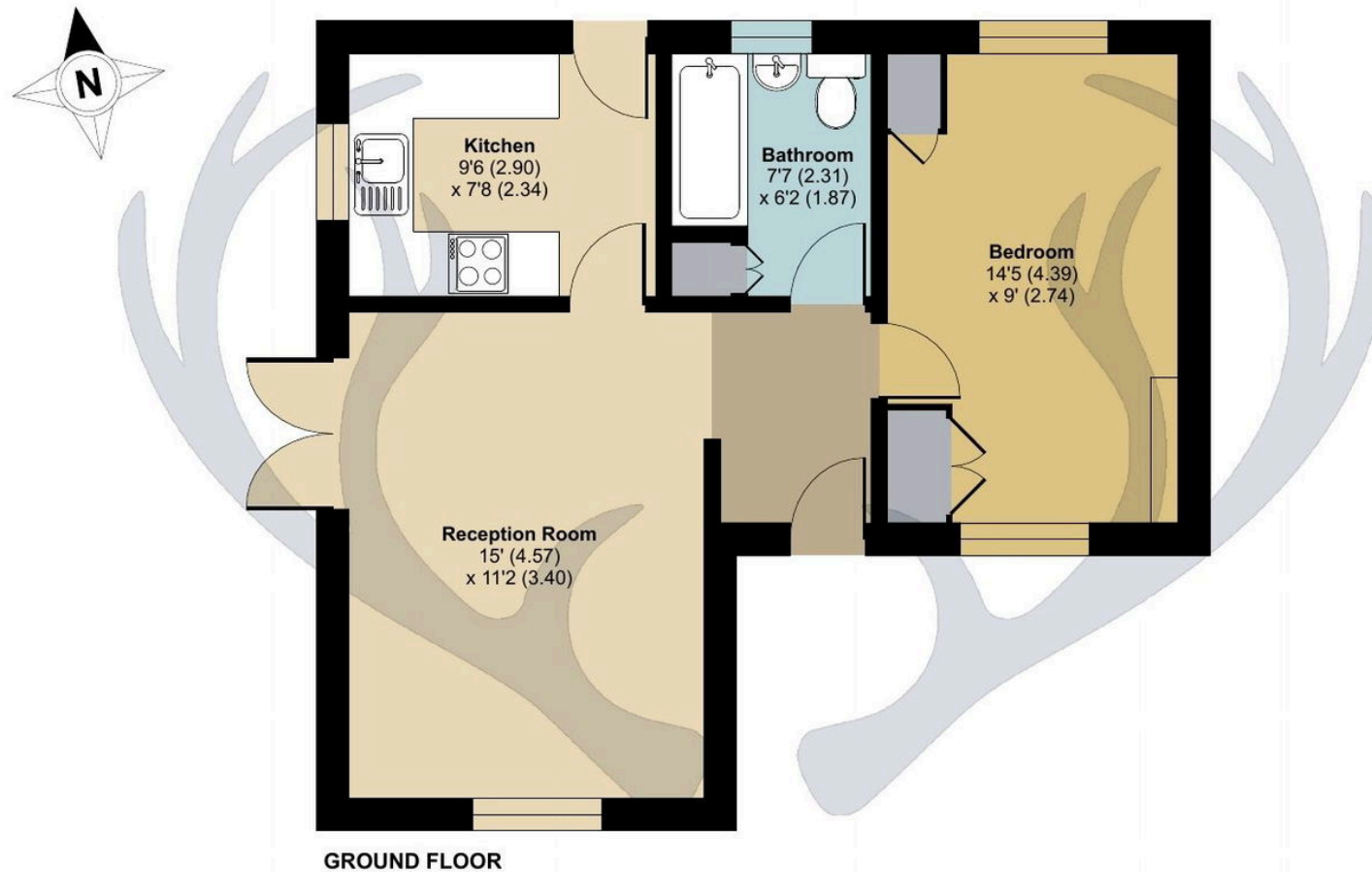
AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural 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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Approximate Area = 465 sq ft / 43.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1336842

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