



**Hastings Avenue, Margate**

**£250,000**

3 bedroom terraced house for sale | Freehold **SSTC**

Discover your ideal family home on Hastings Avenue in Margate! This charming mid-terraced property boasts three bedrooms, making it perfect for upsizing families. With no forward chain, you can move in hassle-free. Enjoy the convenience of a modern kitchen and bathroom, along with two reception rooms for ample living space. The property also features a good-sized rear garden, double glazing, gas central heating, and a security alarm for added peace of mind.

Situated to the South East of Margate, Hastings Avenue offers proximity to Dane Park and falls within the catchment area for the outstanding-rated Cliftonville Primary School. Additionally, the QEQM hospital is just a 10-15 minute walk away. Nearby amenities include essential shops like a pharmacy, newsagents, mini-mart, and launderette on Upper Dane Road.

If you're seeking a comfortable family home in a prime location close to schools, parks, and amenities, don't miss out on this opportunity

Council Tax Band: C

Tenure: Freehold

### **Porch**

### **Hall**

### **Lounge**

w: 4.1m x l: 3.8m (w: 13' 5" x l: 12' 6")

### **Dining Room**

w: 3.3m x l: 3.5m (w: 10' 10" x l: 11' 6")

### **Kitchen**

w: 2.2m x l: 2.5m (w: 7' 3" x l: 8' 2")

### **FIRST FLOOR:**

### **Bathroom**

w: 1.5m x l: 1.7m (w: 4' 11" x l: 5' 7")

### **Bedroom**

w: 3.5m x l: 4.2m (w: 11' 6" x l: 13' 9")

### **Bedroom**

w: 3.6m x l: 3.8m (w: 11' 10" x l: 12' 6")

### **Bedroom**

w: 2.3m x l: 2.1m (w: 7' 7" x l: 6' 11")

### **Rear Garden**





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



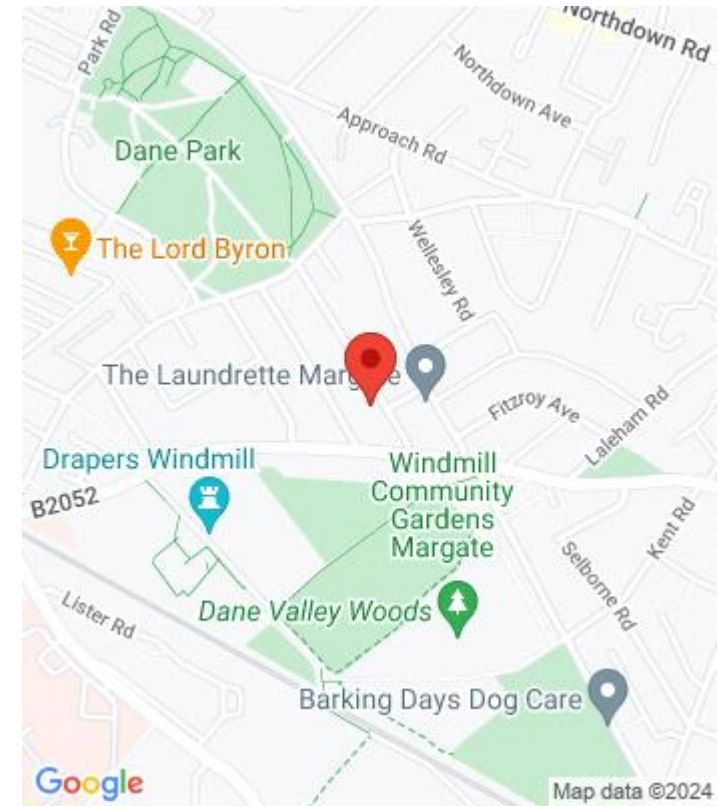
FIRST FLOOR

**\*\*These floorplans are for illustration purposes only and are not to scale**



GROUND FLOOR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.