

**01843 80 80 88**

**0.75% +VAT for selling**  
**£199 +VAT for letting**

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



## Ashurst Gardens, Palm Bay



- 3 bedrooms
- En-suite to master bedroom
- Solar panels installed on roof
- Situated in a cul-de-sac
- Close to seafront and cliff top walks
- Popular Palm Bay location

**£ 259,995**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Xpert Agents are pleased to present this three bedroom detached bungalow in the popular Palm Bay location which has the added benefit of being situated at the end of a cul-de-sac. Just a short walk from the seafront and cliff tops walks into Broadstairs and Margate this property will draw the attention of those looking to retire into relaxing surroundings. The property has been recently upgraded by the current owners who have brought the bungalow up to a high standard and is ready for the right person to move straight in. Within the last year the current owners have also added solar panels to the property. Viewing this property is highly recommended to appreciate everything that is on offer.

Entrance via part glazed composite entrance door to:

**Entrance Porch**  
Glazed door to Hallway.

**Hallway**  
Storage cupboard housing water tank, access to loft, telephone point, tiled floor, wall mounted central heating thermostat, radiator, doors leading to all principal rooms and garage.

**Lounge/Diner**  
L-Shaped 20'2" x 14'5" (6.15m x 4.39m) Maximum  
Narrowing to 13'6" x 10'4" (4.11m x 3.15m)

Double glazed window to side and double glazed window to rear, UPVC double glazed French doors and side lights to rear garden, TV point, telephone point, radiator.

**Kitchen** 11'3" x 7'1" (3.43m x 2.16m)  
Modern range of under lit wall and base level units with roll top work surface, inset induction hob with extractor, 1 1/2 bowl sink unit with mixer taps over with water filter, built in double oven and microwave tower, integrated dishwasher, space for fridge freezer, UPVC double glazed window to front, UPVC double glazed door to rear garden, tiled floor, recessed spot lighting.

**Bathroom**  
Three piece suite comprising low level WC, panel bath with power shower over, sink inset to vanity unit with storage cupboard under, part tiled walls, heated towel rail, two UPVC double glazed windows to side.

**Bedroom 1** 15'1" x 8'5" (4.60m x 2.57m)  
UPVC double glazed window to rear, telephone point, radiator door to:

**En-suite shower room**  
Tiled shower cubicle with power shower, low level WC, wash hand basin inset to vanity unit with storage cupboard under, heated towel rail, part tiled walls and tiled floor, storage cupboard housing boiler, recessed spot lighting.

**Bedroom 2** 9'1" x 7'9" (2.77m x 2.36m)  
Built in wardrobe, UPVC double glazed window to rear, telephone point, radiator.

**Bedroom 3** 8'10" x 8'0" (2.69m x 2.44m)  
UPVC double glazed window to front, telephone point, radiator.

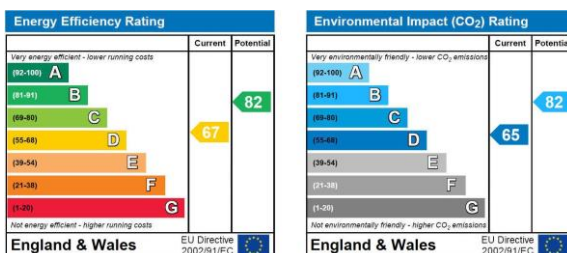
**Rear Garden**  
Enclosed garden, mainly laid to lawn with raised water feature, paved patio area, access from side.

**Garage** 2.36m (7'9") x 2.74m (9'0")  
Power and lighting, plumbing for washing machine and outlet for tumble dryer, power inverter for roof mounted solar panels, gas meter.  
(The garage has been reduced in size to provide additional accommodation, although the details state the property has an integral garage this may only be suitable for a small car, such as a Smart Car).

Solar panels have been installed on the roof of the property and we have been informed by the current owner that unused electric is sold back to the National Grid.



**Energy Performance Certificate**



**Head Office: Xpert Agents, Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent, CT9 4JG**

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