

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



42 South Eastern Road, Ramsgate



- Five spacious Bedrooms
- Three Bathroom/Shower rooms including ensuite
- Lounge/Dining Room/ Kitchen Breakfast Room
- Garage and OSP
- Full of Character
- No Chain

£ 385,000

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.

Draft Details! Leicester Villa is a beautiful family home with period features throughout and valuable off street parking plus garage. Xpert Agents are offering this substantial 5 bedroom property with No Forward Chain. You will need to book a viewing to appreciate all the property has to offer, the current accommodation consists of: 5 Bedrooms (en-suite to Master), Bathroom, Shower room, Lounge, Dining room, Fitted Kitchen/ Breakfast room and a very useful cellar. The property has been double glazed and is just waiting for the right person to buy it. Call today to arrange your viewing.

Entrance

Double glazed door in to:

Entrance Porch

cupboard housing meters, feature cornice ceiling, feature skirting board, part glazed door in to

Entrance Hall

ornate cornice mouldings to the ceiling, corbel arch, stairs to landing and doors to:

Living Room 5.89m (19'4" into bay window) x 3.78m (12'5")

Dual aspect room with double glazed bay window to front and side, ornate coving, ceiling rose, picture rail, high level skirting boards, feature fire place with surround and hearth, radiator, tv, telephone and internet points

Dining Room 4.98m (16'4" in to bay window) x 3.84m (12'7")

Double glazed bay window to the front of the property, ornate coving to ceiling, ceiling rose, picture rail, high level skirting boards, feature fire place, ceiling rose, tv, telephone and internet points.

Kitchen/Breakfast Room 4.78m (15'8") x 4.57m (15'0")

A bright, spacious and airy fitted kitchen with matching wall and base units, solid wood work surfaces, feature island seating area, inset one and a half bowl stainless steel drainer unit, fitted cooker unit with gas hob and stainless steel extractor unit and splash back over, integrated dishwasher, washing machine, fridge freezer, electric oven and microwave. There is a wall mounted boiler, radiator, tv point, tiled splash back and tiled floor. There are two double glazed windows to the front of the property and one to the side, feature stained glass door to the Cellar

First Floor Landing

Split level landing, radiator, thermostat, feature cornice ceiling and doors to

Bedroom One 4.88m (16'0") x 3.78m (12'5")

Dual aspect bedroom with double glazed window to the front and two double glazed windows to the side, high level skirting, ornate coving, feature fire place with surround and hearth, fitted cupboard, radiator, tv, telephone and internet point. Door to:

En-Suite

Double shower cubicle, low level wc, sink with vanity unit, double glazed window to front, radiator, ornate coving.

Bedroom Two 3.91m (12'10") x 3.66m (12'0")

Double glazed window to the front, ornate coving, skirting boards, fitted cupboard, feature fireplace with surround, radiator, tv, telephone and internet point.

Bedroom Three 3.43m (11'3" narrowing to 8'1") x 3.17m (10'5")

Double glazed window to the front, coved ceiling, high level skirting, radiator, tv, telephone and internet point

Bathroom

White suite comprising a close coupled w.c., pedestal wash hand basin with chrome mixer tap over, P-shaped bath with shower screen and mixer taps with shower extension, part tiled walls, tiled floor, extractor fan, heated towel rail, double glazed frosted glass window to front.



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Shower Room

Close couple w.c, wash hand basin, shower cubicle, tiled floor and walls, extractor fan, double glazed window to side, radiator.



Second Floor Landing

Double glazed window to side, cupboard housing electric meter, doors to:

Bedroom Four 3.96m (13'0") x 3.28m (10'9")

Double glazed window to front, feature fire place with surround, storage cupboard, skirting boards, radiator, tv point, telephone point and internet point.

Bedroom Five 4.95m (16'3") x 3.84m (12'7")

Dual aspect bedroom with double glazed window to the front and two double glazed windows to the side, radiator, skirting board, tv, telephone and internet point.



Bathroom

Pedestal wash hand basin low level w.c, shower cubicle, part tiled walls, loft hatch, double glazed window to front

Basement - Cellar 3.30m (10'10") x 2.84m (9'4")

radiator, gas meter, inset spot lighting, media hub,

Exterior

Front Garden

mainly laid to lawn with wall perimeters, pathway leading to front door,

Courtyard 6.27m (20'7") x 5.18m (17'0")

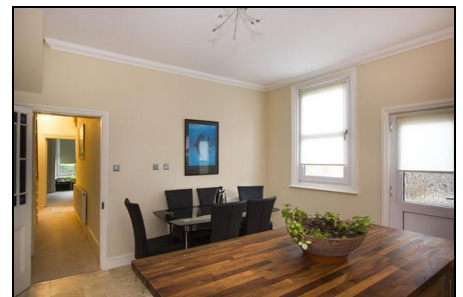
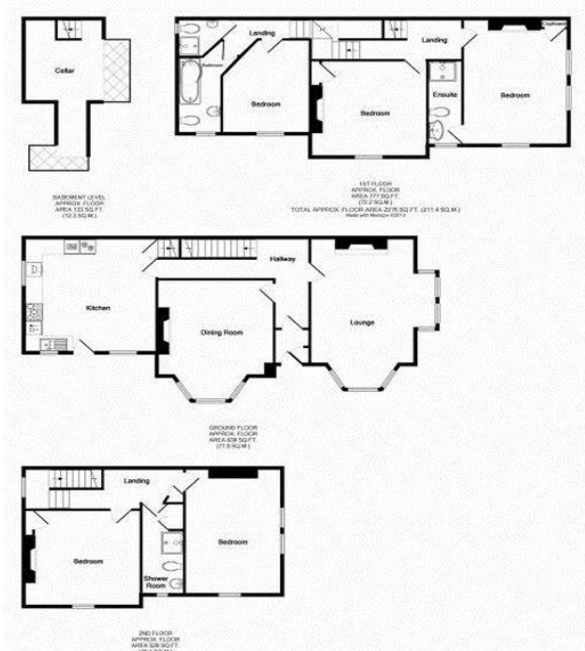
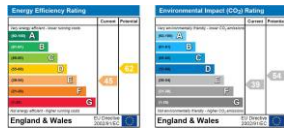
Partially lawned with raised flower beds, outside tap and she, wall perimeters.



Garage

Electric door, power and light, door to rear. Further off street parking to the front of the garage via sliding gate.

Energy Performance Certificate



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