



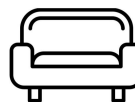
Price

£175,000

Leasehold - Share

2 x 

1 x 

1 x 

**Ethelbert Road,
Margate, Kent, CT9**

Set in the increasingly popular Cliftonville area, this two Bedroom flat offers comfortable living just a short walk from the seafront, with shops and everyday amenities at the end of the road.

The property features a front-facing open-plan Kitchen and Living area, with fitted wall and base units. The main Bedroom is a good-sized front-facing double, while the second double Bedroom overlooks the rear, ideal as a guest room, home office, or additional bedroom. Both rooms benefit from built-in storage.

The bathroom includes a modern three-piece suite with a bath and overhead shower, along with additional built-in storage.

With a share of the Freehold, Low service charge, long lease and a well-proportioned layout, this flat is a solid option for first-time buyers, investors, or anyone looking to live near the coast in a growing area.







- EPC Rating - TBC
- Share of the Freehold
- Long Lease
- Situated close to the Seafront
- Two Double Bedrooms
- Perfect investment or First Time Buy
- Close to local amenities





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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