



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



4, Dent-de-Lion Road, Margate, CT9 5LG

2 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



4 Dent-de-Lion Road, Margate, CT9 5LG

- Delightful Detached Extended Bungalow
- Two Double Bedrooms & Two Receptions
- Recently Installed Modern Shower Room
- Almost 1200 Sq.Ft Of Versatile Space
- Opportunity To Make Further Enhancements
- Desirable Area Within Walking Distance To the Sea Front
- Wrap Around Garden & Extensive Driveway
- Approx Two Miles From The Arty Seaside Town Of Margate



SITUATION:

The thriving town of Margate is one of England's most quintessential seaside towns, with its long, sandy beaches and traditional seaside shops and arcades. However, there is also a new and vibrant atmosphere in Margate, with the world-renowned Turner Contemporary art gallery (opened in 2011) and the regeneration of the Old Town, with its vast array of boutique shops and international cafes and restaurants. The town is also served by a variety of High Street stores, whilst the recently developed Westwood Cross shopping centre offers a superb array of shopping and recreational amenities. Margate has much to see and do, including three theatres, the Winter Gardens, The Theatre Royal (the second oldest theatre in the country) and the Tom Thumb Theatre (one of the smallest theatres in the world).

The Isle of Thanet offers a wide selection of schools, including 41 primary schools and 13 secondary schools (including both state

grammar schools and several well regarded independent schools) and an outstanding Forest Kindergarten. Thanet enjoys excellent road links with a dual carriageway to Dover (20 miles) and Folkestone (30 miles) which have ferry and Eurotunnel connections to the continent. Furthermore, the Thanet Way and M2 provide access to Canterbury (13 miles), Faversham and Central London (75 miles). Margate station offer a regular service to London Bridge, Victoria, Cannon Street, Blackfriars and Charing Cross along with the three high-speed links to St Pancras.

The vibrant city of Canterbury also offers a wide choice of amenities including a fantastic range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular, recently refurbished Marlowe Theatre. It has an excellent selection of both state and independent schools, along with three universities, two mainline railway stations and two hospitals.



DESCRIPTION:

A delightful and thoughtfully extended two-bedroom bungalow offering nearly 1,200 Sq. Ft. of beautifully appointed accommodation

Positioned less than a mile from the stunning Westbrook Bay—with its pedestrianised promenade linking seamlessly to the vibrant and artistic seaside town of Margate—this charming bungalow combines coastal living with modern comfort. Margate's renowned creative quarter, popular bars, and eclectic cafes are all within easy reach, making this home ideally located for both relaxation and lifestyle.

The exterior showcases a tasteful blend of exposed brick, pale render, and UPVC windows, while the thoughtfully designed extension is clad to complement the original structure. A welcoming front door opens into an entrance lobby, featuring mottled glass and a door leading into the main reception hall.



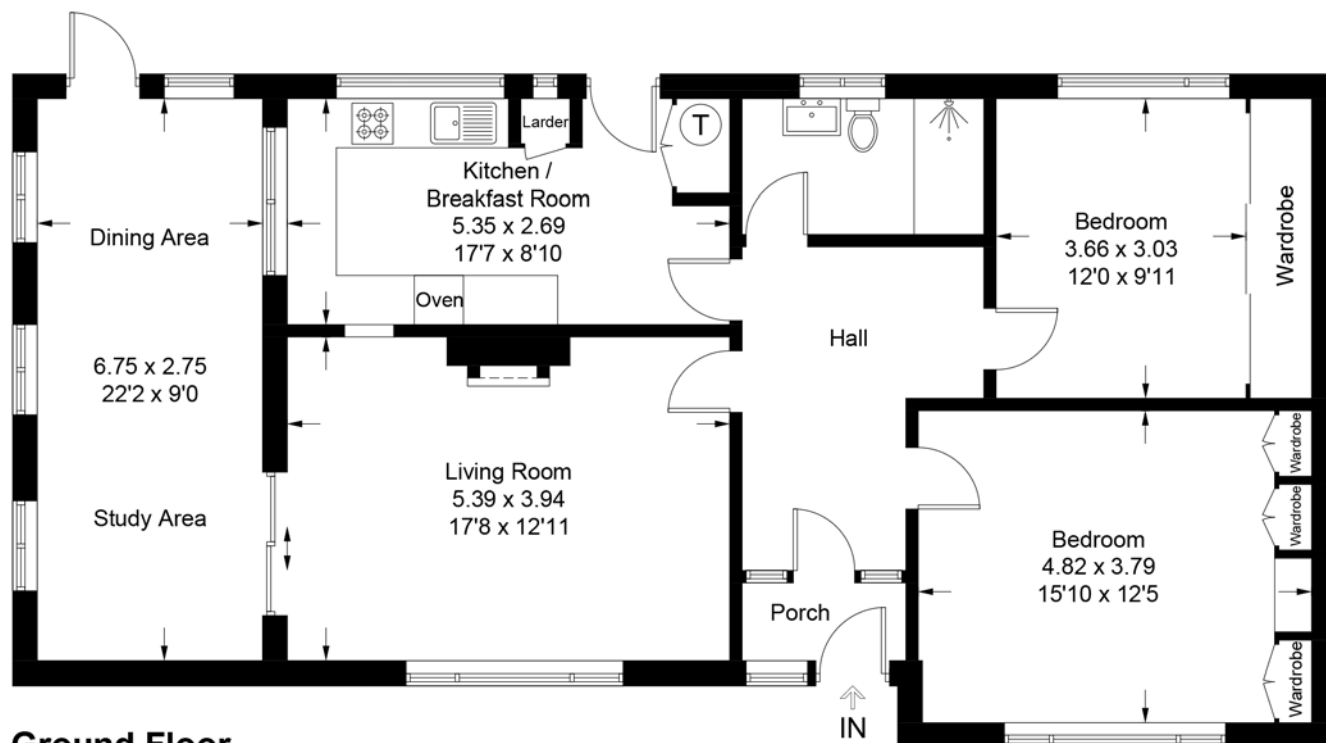
To the left, the generously sized 17ft living room is adorned with decorative coving, a dado rail, and an elegant electric fireplace with a stone surround. French doors open into the versatile dining room or study—part of the rear extension—which also benefits from direct access to the garden via another set of French doors.

The kitchen is partially open to the dining room through an internal window, creating a sense of connection while maintaining defined spaces. It features a comprehensive range of units with marble-effect worktops, space for freestanding appliances, and an integrated oven with a gas hob.

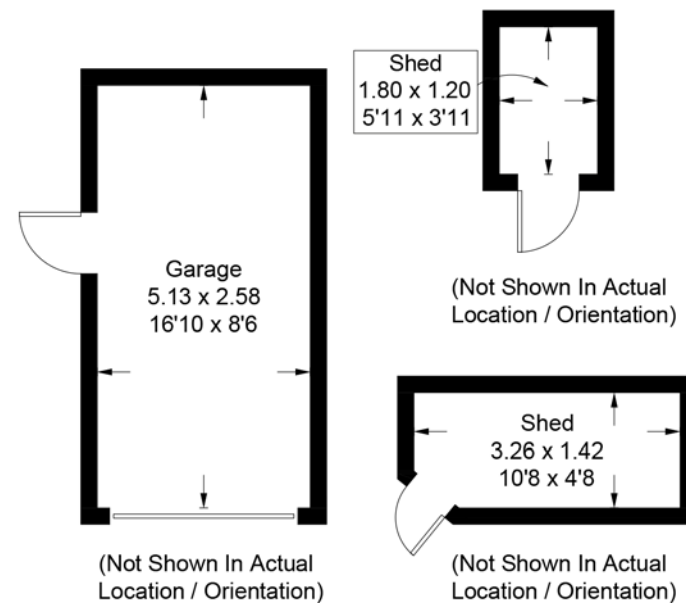
Both double bedrooms are fitted with built-in wardrobes, offering practical storage, while the recently installed shower room is fully tiled and includes a stylish suite, reeded glass shower screen, and a contemporary vanity unit with integrated WC and basin.

OUTSIDE:

The garden wraps around the property, catching sunlight at various times of day, and is mainly paved for low-maintenance enjoyment. The front of the property boasts a vast driveway, providing ample off-street parking.



Ground Floor



Outbuildings



TOTAL FLOOR AREA: 1404 sq. ft (130 sq. m)
HOUSE: 1189 sq. ft (110 sq. m)
OUTBUILDINGS: 215 sq. ft (20 sq. m)



EPC RATING
D



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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