

Property brochure



Fort Crescent Margate Kent CT9 1HX Guide Price:£580,000 6 Bedrooms 3 Receptions 2 Bathrooms EPC E Tenure FREEHOLD Council Tax









Property brochure





The Property

A MUST FOR YOUR VIEWING LIST, THIS PERIOD HOME IS LOCATED ON THE SEA FRONT WITH SEA VIEWS AND LOTS OF FLEXIBILITY WITH VERSATILE ACCOMMODATION. This stunning period property has fantastic sea views from the ground floor upwards and we planning permission had been granted in 2004 (F/TH/04/1618) for the garage in the garden to be converted into a single detached dwelling which has since expired. The accommodation is set over four floors and retains many original style features including doors, panelling and some fireplaces. Offering great potential for a family home plus income this beautiful house needs to be seen to be appreciated.





Location

Located directly opposite the famous Margate Winter Gardens and within 100m of Margate Old Town with its range of Bars, Shops and restaurants as well the Turner Contemporary. At the other end of the main sands is the mainline railway station providing good transport links.













Accommodation

LOWER GROUND FLOOR

Room 17'3" (5.26m) x 11'8" (3.56m) Dining Room 13'4" (4.06m) x 12'1" (3.68m) Kitchen 15'2" (4.62m) x 6'11" (2.11m)

GROUND FLOOR

Entrance Hall

Lounge 15'6" (4.72m) into bay x 12'5" (3.78m) into

recess. Bay window to front with stunning sea views, original style fireplace, laminated

flooring, picture rail, part panelled walls.

Bedroom 11'7" (3.53m) x 10'9" (3.28m) Dressing Room 15'2" (4.62m) x 5'6" (1.68m)

Half-Landing Stairs to lower ground floor

Bathroom

Accommodation

FIRST FLOOR

Landing

Shower Room

Sitting Room 17'3" (5.26m) into recess x 12'2"

(3.71m)

Bedroom 3 11'10" (3.61m) x 10'11" (3.33m)

SECOND FLOOR

Bedroom 12'7" (3.84m) into recess x 12' (3.66m)

Bedroom 12'3" (3.73m) x 10'8" (3.25m) Bedroom 8'6" (2.59m) x 6'4" (1.93m)

OUTSIDE

Cottage style garden, walled, mainly laid to lawn.

Two detached garages which we understand previously had planning permission to convert to a single detached dwelling , expired application F/TH/04/1618

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Key Features

- 5/6 bedrooms
- Sea views
- Flexible accommodation
- Garage/Parking
- Potential for building plot to rear
- Listed building
- Central sea front location

Floor Area: 1862 Sq Ft

Need a mortgage..?

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0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0008129/20171114/DGDR

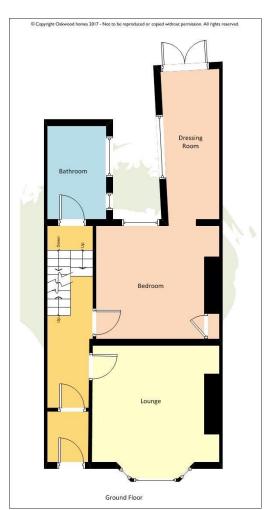








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