

Property brochure



Fort Crescent
Margate
Kent
CT9 1HX

Guide Price: £580,000

6 Bedrooms

3 Receptions

2 Bathrooms

2 Garage

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

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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

