



Fort Hill, Margate





36 Fort Hill  
Margate  
Kent  
CT9 1HD



**Description**

Upper Ground Floor

- Lounge  
18'9 x 13'2  
(5.72m x 4.01m)

Lower Ground Floor

- Kitchen/Diner  
21'2 x 13'1  
(6.45m x 3.99m)
- Storage

First Floor

- Bedroom  
19'4 x 13'1  
(5.89m x 3.99m)
- En-Suite Shower Room

Second Floor

- Bedroom  
13'3 x 13'1  
(4.04m x 3.99m)
- Bathroom

Third Floor

- Bedroom  
21'8 x 13'2  
(6.60m x 4.01m)

External

- Small Courtyard

## Property

Situated along Fort Hill within central Margate opposite the famous Turner Centre and offering some sea views is this modern well-presented five storey three-bedroom townhouse. Offered to the market with no onward chain, the property currently comprises to the ground floor a lounge with a door to the back leading to the rear courtyard. Stairs lead down to the lower level where there is a spacious kitchen/breakfast room.

To the first floor there is a large double bedroom with sideways sea views, fitted double wardrobes and en-suite facilities. The second floor has a further double bedroom with elevated sea views and a separate bathroom. The third floor offers a third extremely large double bedroom.

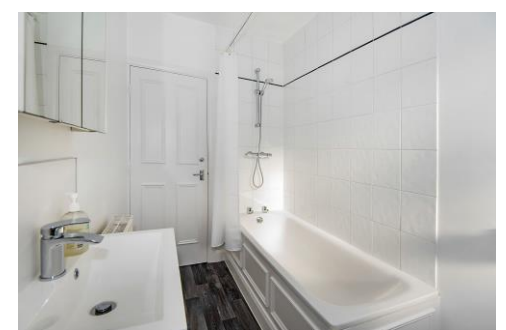
The property is currently let out extremely successfully as an Airbnb rental with a five star rating, so there is an already established form of income with the property.

Externally there is a small, paved courtyard area.

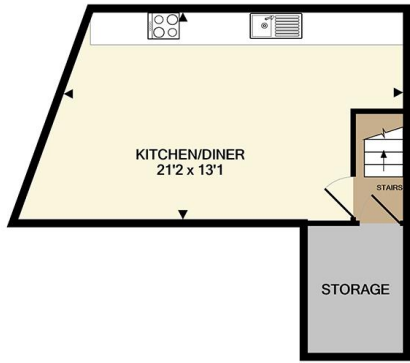


## Location

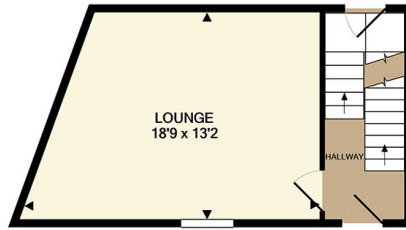
Situated within the popular seaside town of Margate within walking distance to all the town offers. There is a wide variety of shopping and dining facilities as well the popular sandy beach, the Old Town with a vibrant mix of vintage/retro shops, Dreamland amusement park and Turner Contemporary art gallery. There is a railway station providing a high-speed service via Ashford International to London St. Pancras. There are good road links to London via the A299 Thanet Way and M2 Motorway. In the other direction is the historic seaside town of Broadstairs with its quaint streets and independent shops. There are a number of highly regarded school to be found in the area in both the public and private sectors including grammar schools.



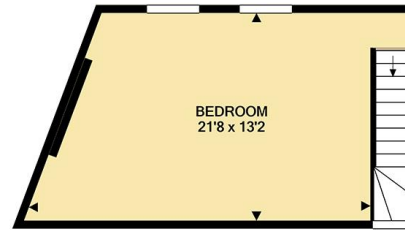




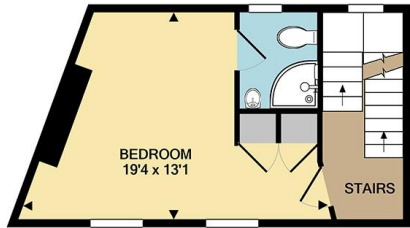
LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 335 SQ.FT.  
(31.2 SQ.M.)



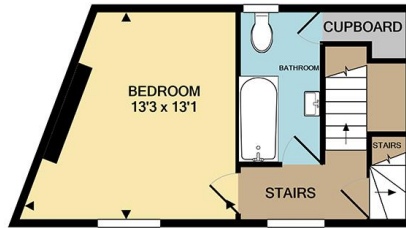
UPPER GROUND FLOOR  
APPROX. FLOOR  
AREA 284 SQ.FT.  
(26.4 SQ.M.)



3RD FLOOR  
APPROX. FLOOR  
AREA 280 SQ.FT.  
(26.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 275 SQ.FT.  
(25.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 277 SQ.FT.  
(25.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1452 SQ.FT. (134.9 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only. www.upzoom.co.uk  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)