



Thomas
jackson
ESTATE AGENTS



Royal Crescent

Margate, CT9 5AL

- Outstanding Seafront Property
- Beautiful Contemporary Interior with Character & Charm
- Versatile layout Complete with A 42ft Reception Room
- Outstanding views Over the Harbour Arm & Old Town
- Courtyard Garden, Well Kept Communal Gardens
- Versatile Layout, Perfect for The Growing Family
- Arranged Over Four Floors
- Three Bedrooms All Ensuite, Chain Free

£750,000

EPC Rating '52'





Property Description

THE PROPERTY

Prepare to be captivated by this outstanding seafloor property, a truly unique offering where Victorian elegance meets contemporary luxury. Situated incredibly close to the beach, this handsome Victorian brick residence boasts a stunning, modern interior across its multiple levels. Featuring three spacious bedrooms, all en-suite, the heart of the home is an impressive 42ft reception room on the main floor, perfect for entertaining or enjoying the panoramic sea views. Descend to the dedicated lower ground floor reception/spa area, offering a private sanctuary and sauna, complemented by a charming courtyard garden. With the added benefit of being available chain free, this remarkable home offers a rare opportunity for immediate coastal living.



OPEN PLAN RECEPTION ROOM / KITCHEN

42' 3" x 17' 10" (12.88m x 5.44m) Panel and double glazed entrance door into reception / day room, double glazed bay window to front with direct sea views, fitted electric shutters, ceiling inset with LED downlights, Contemporary vertical radiators, under floor heating, marble fire surround features open chimney recess, a bank of bespoke built in shelving, bifold double glazed doors open onto the courtyard. Measurements do include an extensive range of fitted kitchen units with an integrated fridge and freezer double oven to eyelevel, full size dishwasher, wine fridge, range of drawers and cupboard fronts. A larder unit also houses a wall mounted gas boiler for central heating and domestic hot water. There are solid Corian worksurfaces with inset sink plus a four burner gas hob, upstands and range of matching wall units over. The floor has tumbled Travertine marble flooring and skirting, LG inverter air-conditioning unit, Oak staircase to 1st floor and stairs to lower floor, Oak panel doors open to:-



SEPARATE WC

Suite comprises of low-level WC, contemporary oversized wash basin with vanity storage unit, mixer tap over, polished porcelain tiles with a feature wall of tumble marble mosaic, large marble tile tiling to floor, towel rail, ceiling inset with LED downlights, extractor fan.



BOOT ROOM

9' 6" x 5' 7" (2.9m x 1.7m) Measurements include an extensive range of built in storage cupboards, wall mounted shoe cupboard, skylight window, ceiling inset with LED downlights, sprinkler outlet point.

STAIRS UP AND DOWN

Bespoke Oak staircase lead to first floor landing and lower floor.

STAIRS TO LOWER FLOOR

Lower floor is set as a sauna area which features a timber infrared sauna. Also featuring a corner shower enclosure with multi jets Bluetooth speaker system, inset lighting and rainfall shower. Built-in mirror storage, space for washing machine and vent for tumble dryer, sprinkler system outlets, extractor fan, inset LED lighting.

STAIRS TO

FIRST FLOOR LANDING

Ceiling inset with LED downlights, sprinkler point, contemporary vertical radiator, Oak stairs to 2nd floor, doors to:-





BEDROOM ONE

17' 11" x 19' 10" (5.46m x 6.05m) Walk-in closet 6'7" X 4'6" measurements include an extensive range of built-in storage shelves, hanging rails and slide out drawers, ceiling inset with LED lighting, sprinkler system point, oak flooring.

ENSUITE BATHROOM

10' 5" x 5' 11" (3.18m x 1.8m) Comprising of panelled spa bath with side fill mixer tap, thermostatic controlled main fed shower fitment over, attractive tumbled mosaic tiles, contemporary low-level WC and an oversized vanity wash hand basin with storage under mixer tap over, attractive tiling to walls and floors, heated towel rail, ceiling inset with LED downlights, extractor fan.



BEDROOM TWO

18' 7" x 11' 4" (5.66m x 3.45m) Ceiling inset with LED lighting, two sprinkler system points, range of built in storage featuring plenty of shelving, hanging rails and slide out drawers, contemporary radiator, TV point, outlet point for air-conditioning, oak panel door to:-

ENSUITE BATHROOM

Suite comprises of a panelled bath with a side fill mixer tap, mains fed thermostatically controlled shower fitment over, attractive mosaic border tiles, frosted double glazed window, attractive polished ceramic tiling, heated towel rail, low-level WC, full size vanity wash hand basin with storage under mixer tap over, LED lighting, extractor fan.



STAIRS TO

SECOND FLOOR

Oak staircase, door opens to:-

BEDROOM

16' 1" x 16' 1" (4.9m x 4.9m) Door opens to a Dorma bedroom, two double glazed Velux windows with outstanding sea views out to sea and over the harbour arm and old town, ceiling inset with LED lighting, two sprinkler system points, doors to dorma access, Oak flooring, contemporary radiator, outlet for air-conditioning, Door to.

EN SUITE BATHROOM

Comprising of a low-level recess flush WC, vanity wash hand basin with storage under, mixer tap over, shower enclosure features of bifold glass door fitted with a main fed thermostatically controlled shower fitment, attractive tumbled mosaic marble tiles, polished porcelain ceiling with LED downlights,





extractor fan, heated towel rail.

COURTYARD

A small private area of tranquillity, perfect for hiding from the sun, laid to paving.

MEASUREMENTS

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

ANTI MONEY LAUNDERING

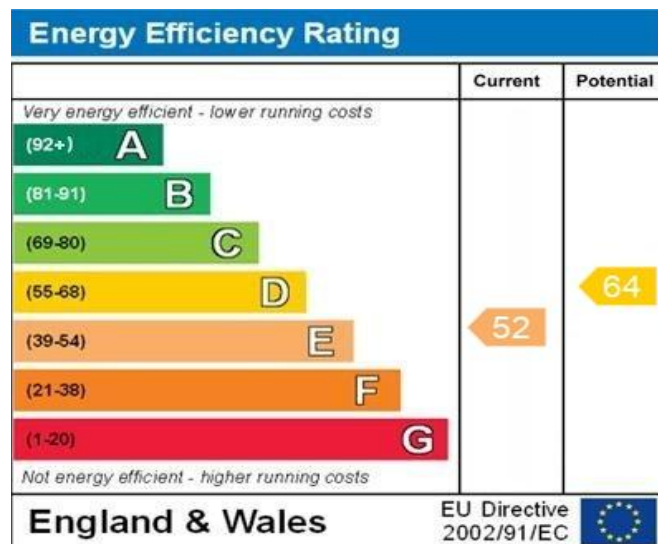
AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.

COUNCIL TAX

Local Authority Thanet District Council
Council Tax Band D
Council Tax Cost (PA) £2,345.25

AGENTS NOTES

There is a charge of £200 PA for the upkeep of communal gardens.





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