



3 Seabathing Terrace
Margate | Kent | CT9 5BQ

FINE & COUNTRY





Step inside

3 Seabathing Terrace

This unusual cedar-clad seafront property was designed by well-known London and Kent based architect Guy Holloway. His vision was to create nine upmarket and trendy houses based on a 'beach hut' theme, in keeping with their proximity to the sandy beach at the wonderful Westbrook Bay and it is that aspect that makes them so special. Whether you are looking for a permanent home or a delightful weekend 'getaway' this house could be just the place. It is part of a gated community so is very secure and includes underground parking facilities.

Walking into the house your eyes are immediately drawn to the wall of bi-folding doors at the end of the kitchen/dining/living room that open onto a glass fronted decked terrace with views of the sea beyond. The whole house has Amtico tiled floors with underfloor heating and just inside the front door there is a good sized double bedroom with a fitted cupboard and opposite is a contemporary tiled bathroom and a useful storage cupboard. The living space incorporates an extremely smart kitchen with flat fronted glossy white units housing a built in oven, combi microwave and induction hob as well as an integrated fridge, freezer, washing machine and dishwasher while still leaving plenty of room for a table and chairs and a good sized seating area.

However, whenever possible, it is likely that you will be lounging on comfortable chairs on the terrace or sitting up at the outdoor breakfast bar enjoying a morning coffee, watching the ever changing view of the sea and the antics of people and dogs on the beach. You can revel in even more panoramic views from the magnificent first bedroom on the first floor. This is accessed via a charming circular staircase and includes a high, vaulted ceiling, full height windows and French doors to a decked balcony as well as a modern, triple sized en-suite shower room.

Management charges cover buildings insurance, water rates and not only are the communal areas maintained but also all the external windows are washed and if anything goes wrong with the properties sorting it out is included as well.

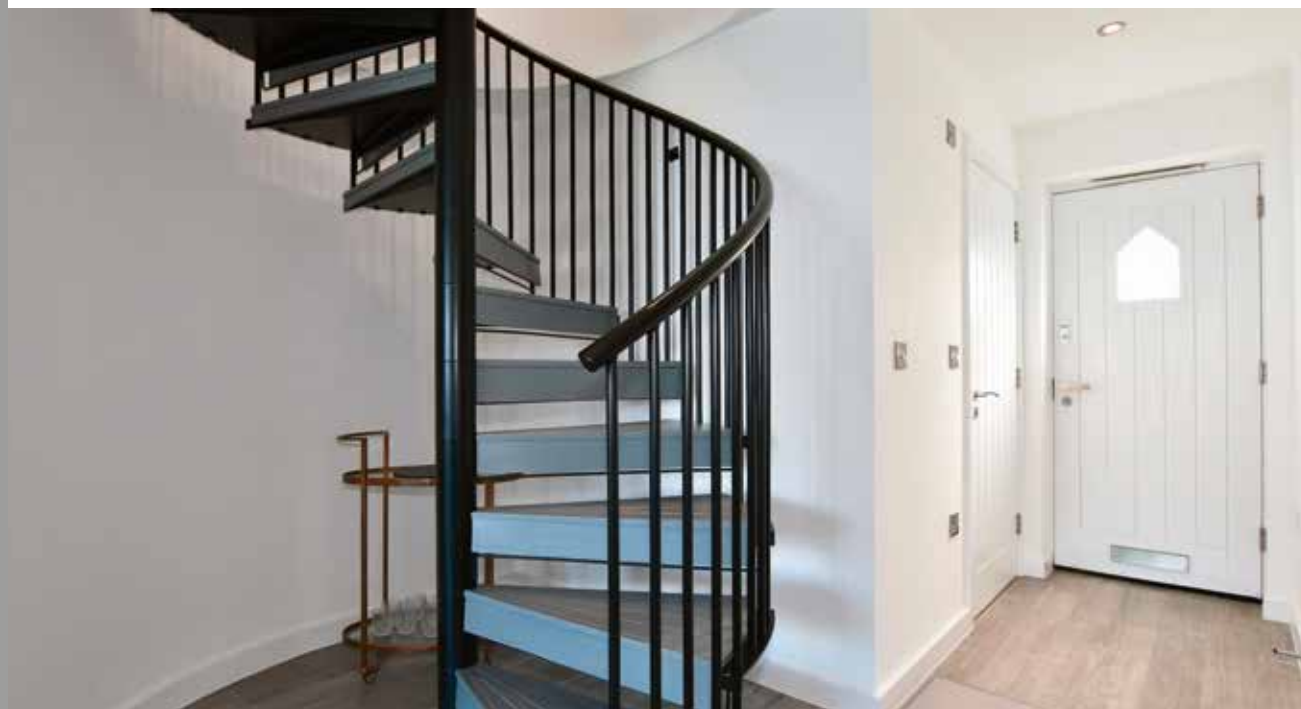
Seller Insight

“ We both love the house and have been extremely happy here. However we are emigrating to New Zealand to be nearer to family. So hope another owner will love it as much as we have. The area is extremely quiet and peaceful as there is no traffic allowed on the promenade in front of the house but, at the same time, it is only a matter of seconds to get to the beach at Westbrook Bay with its beach huts, cafe, toilets and lifeguards as well as the Strokes 18 hole adventure golf course. As it is only a five minute walk to the station it is also ideal for commuters and there is a nearby parade of shops for daily essentials as well as hair and beauty salons and a bowls club and tennis courts for sporting activities.

It is also only a few minutes to Margate Main sands, Dreamland Amusement Park and the Turner Contemporary art gallery, while the fascinating Margate Old Town offers interesting bars and restaurants and quirky individual shops. There are also hotels, theatres and a casino in the town while for sporting enthusiasts there is a well-supported football club, a cricket club and a popular tennis club. A little further afield is the Westwood Cross Shopping Centre and leisure complex with its high street stores, restaurants, Vue cinema and casino.

The main road offers easy access to the Thanet Way for London and Canterbury and at least one local primary school rated Outstanding by Ofsted, while excellent secondary education is available in nearby Broadstairs, Westgate and Ramsgate including both private and grammar schools.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel Information

By Road	
Margate Station	0.4 miles
Dover Docks	23.8 miles
Channel Tunnel	31.9 miles
Canterbury	15.3 miles
Charing Cross	76.1 miles
Gatwick Airport	83.7 miles

By Train from Margate:	
St. Pancras	1 hr 28 mins
Ashford International	48 mins
Canterbury	31 mins
London Charing Cross	2 hr 06 mins
London Victoria	1 hr 49 mins

Leisure Clubs & Facilities	
Strokes Adventure Golf	01843 294970
Westbrook Bowling Club	01843 220185
Birchington and Westgate Golf Club	01843 831115
Bannatynes Health Club	01843 600606
Margate Football Club	01843 221769
Margate Tennis Club	01843 220892
Margate Cricket Club	07831 386112
Royal Temple Yacht Club, Ramsgate	01843 591766

Healthcare
Garlinge Surgery
Limes Medical Centre
QEQM Hospital, Margate

Education
Primary Schools:
Garlinge Primary
Cliftonville Primary (Rated Outstanding)
Salmestone Primary
Wellesley Prep
St. Lawrence Junior
Haddon Dene Prep

Secondary Schools:
Ursuline College
Chatham and Clarendon Grammar, Ramsgate
Dane Park, Grammar, Broadstairs
St. Lawrence College (Senior)
Ethelbert School

01843 255693
01843 222788
01843 225544

01843 221877
01843 227575
01843 220949
01843 862991
01843 587666
01843 861176

01843 834431
01843 591075
01843 864941
01843 587666
01843 831999

Entertainment	
Vue Cinema Complex and Casino	01843 579999
Theatre Royal, Margate	01843 293397
Winter Gardens Theatre, Margate	01843 292795
Sarah Thorne Theatre, Broadstairs	01843 863701

Local Attractions/Landmarks	
Dreamland Amusement Park	01843 295887
Turner Contemporary Gallery, Margate	01843 233000
Shell Grotto, Margate	01843 220008
Spitfire and Hurricane Memorial Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Dickens House Museum, Broadstairs	01843 863453
Quex Park Museum, Birchington	01843 842168
Westwood Cross Shopping Centre	

Ground Floor

Approx. 58.6 sq. metres (630.4 sq. feet)



First Floor

Approx. 20.2 sq. metres (216.9 sq. feet)



GROUND FLOOR

Entrance Hall

Bath/Shower Room

Bedroom 2 12'8 (3.86m) narrowing to 10'7 (3.23m) x 9'4 (2.85m)

Kitchen/Dining/Living Room 19'3 x 17'6 (5.87m x 5.34m)

Terrace

FIRST FLOOR

Landing

Bedroom 1 12'5 x 11'8 (3.79m x 3.56m)

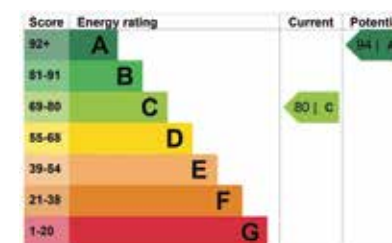
Balcony

Shower Room

OUTSIDE

Communal Garden

Gated Underground Parking





Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA