



3 Sea Bathing Terrace
Margate | Kent | CT9 5BQ

FINE & COUNTRY





Step inside

3 Sea Bathing Terrace

This striking cedar-clad seafront property was designed by well-known London and Kent based architect Guy Holloway. His vision was to create nine iconic 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 panoramic sea view at the end of the glass fronted kitchen/dining/living room leading to the decked terrace with views of the bay. The whole house has Amtico floors with wi-fi controlled underfloor heating via an air source heat pump. The property includes full fibre broadband and an integrated Sonos audio system. Just inside the front door there is a good sized double bedroom with newly fitted wardrobes and a built-in cupboard. Opposite is a contemporary tiled bathroom. 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. The living area has been recently designed to incorporate a focal point with generous seating space and media unit with with an ample amount of storage and glass / marble effect display shelving. However, whenever possible, it is likely that you will be lounging on the raised L-shaped sofa seating on the terrace enjoying a drink, 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 most jaw-dropping feature of the property – the magnificent glass fronted first floor bedroom and its stunning deck with 180 degree views across to Margate Harbour, Turner Contemporary and the world famous sunsets. This bedroom is accessed via a charming circular staircase and includes a high, vaulted ceiling, full height windows and also the integrated Sonos audio system. The owners have recently installed very tasteful and mirror-fronted wardrobes and storage. Adjacent to the bedroom is a modern, smart fully tiled shower room.

Low management charges cover buildings insurance, water rates, communal ground maintenance and washing of external windows.



Seller Insight

“ We have absolutely loved coming down very regularly to what feels like our second home by the sea and have been very happy here. However, we have now decided to retire and consolidate our two homes. We 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. The bay is receiving significant investment by Tracey Emin, who is renovating and converting the Loggia into a range of café, restaurant, spa and gym facilities which will make it a 'destination'. We regularly walk our dogs along the beach and, like us, they have lived their best life here. 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 trendy Margate Old Town offers interesting bars, acclaimed restaurants and quirky individual artisan 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	76.1miles
Gatwick Airport	83.7 miles

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

Healthcare

Garlinge Surgery	01843 255693
Limes Medical Centre	01843 222788
QEQM Hospital, Margate	01843 225544

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

Education

Primary Schools:	
Garlinge Primary	01843 221877
Cliftonville Primary (Rated Outstanding)	01843 227575
Salmestone Primary	01843 220949
Wellesley Prep	01843 862991
St. Lawrence Junior	01843 587666
Haddon Dene Prep	01843 861176

Secondary Schools:

Ursuline College	01843 834431
Chatham and Clarendon Grammar, Ramsgate	01843 591075
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666
Ethelbert School	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

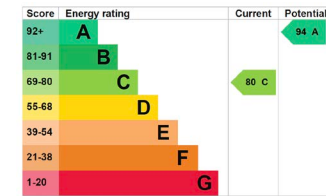
Entrance Hall
 Bath/Shower Room
 Bedroom 2 12'8 into fitted wardrobes x 9'4 (3.86m x 2.85m)
 Kitchen/Dining/Living Room 19'3 x 17'6 (5.87m x 5.34m)
 Terrace

FIRST FLOOR

Landing
 Bedroom 1 12'5 x 11'8 (3.79m x 3.56m)
 Balcony
 Shower Room

OUTSIDE

Communal Garden
 Gated Underground Allocated Parking



£ 695,000

Council Tax Band: E

Tenure: Leasehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address; St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 21.02.2024





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