



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



CANTERBURY ROAD  
MARGATE  
KENT  
CT9 5AQ

Price: £930,000

8 Bedrooms


3 Receptions

10 Bathrooms

EPC D

Tenure FREEHOLD  
Council Tax D



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### The Property

AN ABSOLUTE ONE OFF OPPORTUNITY IN A STUNNING LOCATION OVERLOOKING MARGATE MAIN SANDS. CURRENTLY A LICENSED 9 BEDROOM HIGH SPEC HMO BUT COULD MAKE AN AMAZING FAMILY HOME, GUEST HOUSE/AIRBNB WITH EVERY BEDROOM BEING A DOUBLE AND HAVING AN EN-SUITE. Early viewing of this beautifully large detached property which has undergone extensive refurbishment by the current owner. The huge accommodation is arranged over three floors with the majority of the rooms offering views to the sea and over the main sands. On the top floor there are three double en-suite bedrooms, whilst on the first floor there are four double en-suite bedrooms; one with a dressing room, a separate shower room and Kitchenette. The ground floor accommodation consists of 2 impressive and large reception rooms along with a dining room, well fitted kitchen and a further bedroom with an en-suite bathroom and a downstairs shower room. To the rear is a south facing courtyard garden with decking and parking space for two cars. This property offers so many different uses and is close to the station and the Old Town and properties of this size in this location are rarely available so call us to book your viewing.



### Location

Located on the sea front overlooking the main sands with the Old Town just the other side of the beach. The Old Town offers a good selection of shops, bars and restaurants and Margate has a mainline station which is less than 100 yards from the property and provides good rail links to London and beyond.

Bedroom 8 10'10" (3.30m) x 9'10" (3.00m)

En-suite Shower Room



### OUTSIDE



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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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### Accommodation

#### GROUND FLOOR

Hall	
Cellar	
Living Room	24'4" (7.42m) x 14'4" (4.37m) into bay with direct sea views
Sitting Room	18'0" (5.49m) x 14'1" (4.29m) not into bay with direct sea views
Dining Room	16'9" (5.11m) x 11'6" (3.51m) into bay to side with sea views
Kitchen	12'4" (3.76m) x 7'4" (2.24m)
Bedroom 1	14'0" (4.27m) x 12'1" (3.68m) into bay
En-suite Bathroom	11'5" (3.48m) x 4'6" (1.37m)
Rear Lobby	
Shower Room	
FIRST FLOOR	Landing with boiler room
Bedroom 2	14'7" (4.45m) x 14'2" (4.32m) into Bay with direct sea views
En-suite Shower Room	
Bedroom 3	14'2" (4.32m) x 12'0" (3.66m) into bay with sea views
En-suite shower room	
Bedroom 4	13'0" (3.96m) x 11'4" (3.45m) window to side with sea views
En-suite Shower Room	

### Accommodation

Kitchen	10'1" (3.07m) x 8'3" (2.51m)
Shower Room	
Bedroom 5	11'2" (3.40m) x 10'3" (3.12m)
Dressing Room	11'7" (3.53m) x 6'4" (1.93m)
En-suite Shower Room	
En-suite Shower Room	
TOP FLOOR	Landing
Bedroom 6	13'0" (3.96m) x 11'5" (3.48m) sea views to front
En-suite Shower Room	
Bedroom 7	14'3" (4.34m) x 11'7" (3.53m) window to front with sea views
En-suite Shower Room	
Bedroom 8	10'10" (3.30m) x 9'10" (3.00m)
En-suite Shower Room	

#### OUTSIDE

Decked area to rear with rear pea beach parking space for two cars.

### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0018406/20230504/DGDR

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### Key Features

- Licensed HMO
- Potentially offers a variety of uses such as AirBNB & Guest house
- 8 en-suite double bedrooms
- Further shower room
- 3 reception rooms
- Sea views from front and side
- 2 Parking spaces
- Enclosed courtyard garden
- Completely refurbished
- Overlooking the main sands
- Close to Station
- Must be seen



Total area: approx. 274.9 sq. metres (2959.5 sq. feet)  
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