

# Property brochure



CANTERBURY ROAD MARGATE KENT CT9 5AQ

Price: £930,000

8 Bedrooms

3 Reception

10 Bathrooms

EPC D

Tenure FREEHOLD
Council Tax D



















## Property brochure

### 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 over looking the main sands with the Old Town just the other side of the beach. The Old Town offers and 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.

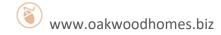
Bedroom 8 10'10" (3.30m) x 9'10" (3.00m)

**En-suite Shower Room** 

OUTSIDE









24'4" (7.42m) x 14'4" (4.37m) into bay with

18'0" (5.49m) x 14'1" (4.29m) not into bay with

16'9" (5.11m) x 11'6" (3.51m) into bay to side

14'2" (4.32m) x 12'0" (3.66m) into bay with sea

13'0" (3.96m) x 11'4" (3.45m) window to side

12'4" (3.76m) x 7'4" (2.24m)

11'5" (3.48m) x 4'6" (1.37m)

Landing with boiler room

14'0" (4.27m) x 12'1" (3.68m) into bay

### Property brochure

#### Accommodation

**GROUND FLOOR** 

Hall

Cellar

Living Room

direct sea views Sitting Room

direct sea views

alrect sea views

Dining Room

with sea views

Kitchen

Bedroom 1

**En-suite Bathroom** 

Rear Lobby

Shower Room

FIRST FLOOR

Bedroom 2 14'7" (4.45m) x 14'2" (4.32m) into Bay with

direct sea views

**En-suite Shower Room** 

Bedroom 3

views

En-suite shower room

Bedroom 4

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









# Property brochure

### **Key Features**

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

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