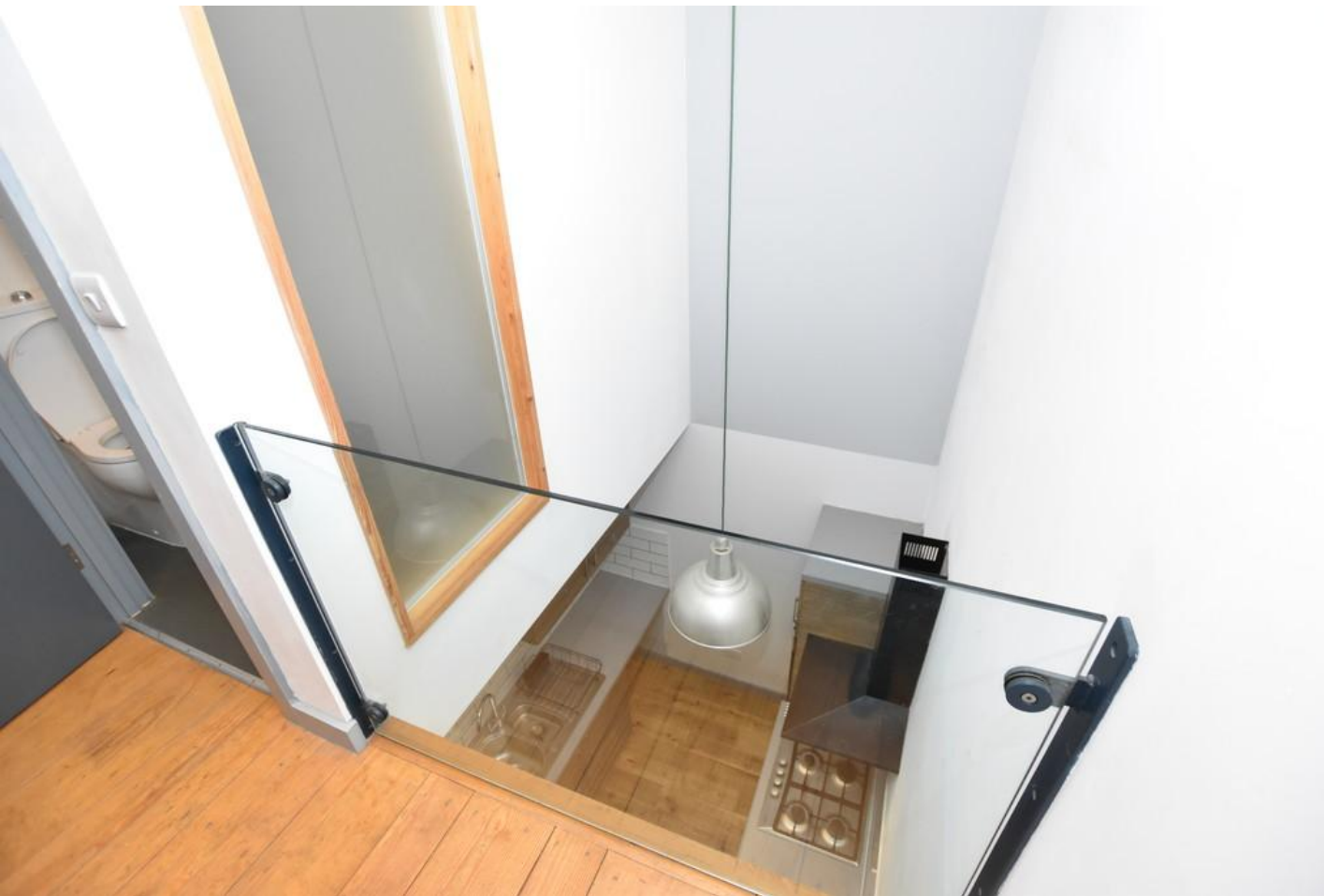


- Superb Warehouse Style House
- Lightwell and Glazed Panels In The Floor
- Three Bedrooms
- Bathroom and Separate WC
- Freehold
- Versatile Layout
- Industrial Feel
- Interesting Features

3 Arnold Road, Margate, CT9 1SU

£375,000

WAREHOUSE LIVING A beautiful warehouse style property situated in the centre of Margate town, close to everything essential. The beach, harbour arm and town centre are all within close proximity, walk everywhere. The property, designed in the style of a warehouse loft offers over 1000 Sq ft of space, yet being Freehold (no extortionate service charges to find) Offering versatile accommodation but currently set as three double bedrooms, bathroom and a separate WC, open plan reception room plus a 25ft kitchen diner with integrated appliances. There are very interesting features that include glazed panels in the bedroom floor plus a lightwell void. True to loft style living there is no external space, perfect for those looking for low maintenance living. The property boasts tasteful decoration throughout, gas central heating, double glazing plus a sprinkler system. The property is available chain free; we hold keys.



Property Description

THE PROPERTY

WAREHOUSE LIVING A beautiful warehouse style property situated in the centre of Margate town, close to everything essential. The beach, harbour arm and town centre are all within close proximity, walk everywhere. The property, designed in the style of a warehouse loft offers over 1000 Sq ft of space, yet being Freehold (no extortionate service charges to find) Offering versatile accommodation but currently set as three double bedrooms, bathroom and a separate WC, open plan reception room plus a 25ft kitchen diner with integrated appliances. True to loft style living there is no external space, perfect for those looking for low maintenance living. The property boasts tasteful decoration throughout, gas central heating, double glazing plus a sprinkler system. The property is available chain free; we hold keys.

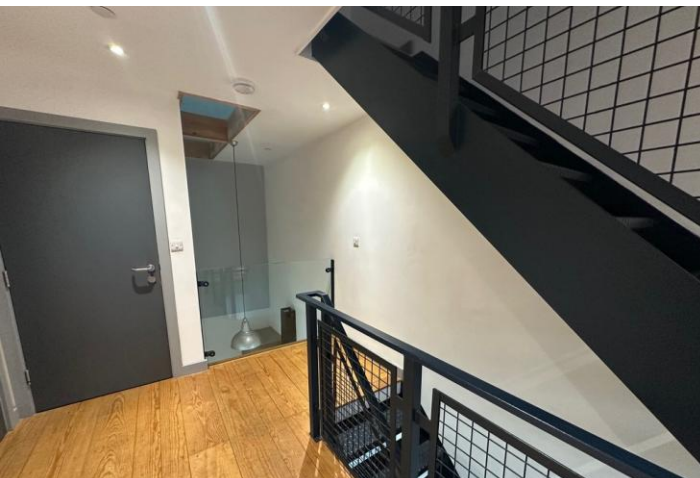
OPEN PLAN KITCHEN DINER

25' 10" x 11' 4" (7.87m x 3.45m) Double glazed entrance door opens into kitchen diner 25'10" X 11'4" reducing two 7'4" measurements include a range of fitted base units with space for washing machine, under counter fridge and freezer, tall ladder unit fitted with electric oven to eye level, block edged work surface inset with a four burner gas hob and stainless steel sink, drainer and mixer tap, attractive subway tiling and under counter lighting, matching wall units, chimney style filter hood, looking up to borrowed light and glazed light well, two radiators, measurement also includes stairs to 1st floor plus door to meter cupboard, Oak flooring, door to:-

WC

Suite comprises of low-level WC and vanity unit with mixer tap and storage under, radiator, oak flooring, attractive tiling, mirror recess, extractor fan, inset LED lighting

STAIRS TO FIRST FLOOR





RECEPTION ROOM

21' 8" x 11' 9" (6.6m x 3.58m) Stairs to first floor sitting room measurement of 21' 8" X 11' 9" measurements include stairs up and down, two radiators, double glazed French doors and double glazed panels open onto Juliet balcony wooden flooring, two display niches, door to Airing cupboard housing a mega flow hot water cylinder, double glazed French doors open to a Juliet balcony, a glazed panel to a light well which overlooks the kitchen, borrowed light glazed panels in the floor above.

FAMILY BATHROOM

Suite comprises of a low-level WC, wall hung wash basin with mixer tap, and a shower bath with shower screen over, recessed plumbing with a mixer taps plus shower fittings, attractive tiling, extractor fan, illuminated storage niche with shaver point, heated towel rail, ceiling insect with LED lighting.



STAIRS TO

LANDING

Stairs to 2nd floor and small landing area with a spiral staircase leading to the third floor, radiator, exposed wooden flooring, doors to:-

BEDROOM

15' 11" x 11' 8" (4.85m x 3.56m) Bedroom 15' 1" X 11' 8" maximum, ceiling is inset with LED lighting and a sprinkler system point, double glazed sash window to front, expose wooden flooring, radiator.



BEDROOM

11' 8" x 8' 9" (3.56m x 2.67m) Two Velux windows, radiator, TV point, frosted glazed panels in set into the floor to provide additional light to the lightwell below, exposed wooden flooring, inset LED lighting, sprinkler system point.

SPIRAL STAIRCASE TO

BEDROOM

15' 8" x 11' 7" (4.78m x 3.53m) Spiral staircase leads to 4th floor and bedroom 15'8" X 11'7" measurement includes spiral staircase, Velux window with rooftop views, radiator, frosted glaze panel affording borrowed light, door to boiler cupboard housing gas boiler, access to loft storage, bifold door to dining cupboard.

MEASUREMENTS

All measurements are for general purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore may be subject to a small margin of effort.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of any 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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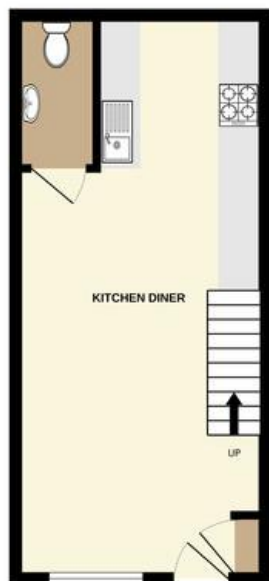
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ANTI MONEY LAUNDERING

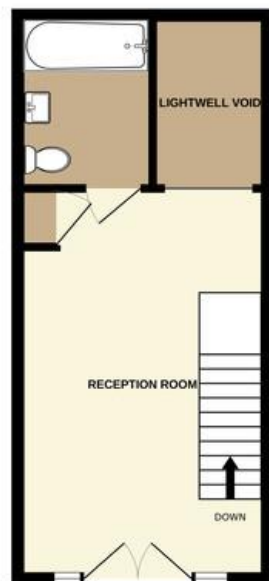
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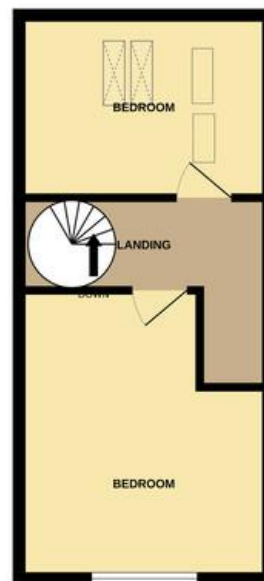
GROUND FLOOR



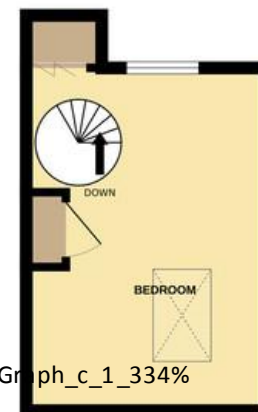
1ST FLOOR



2ND FLOOR



3RD FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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