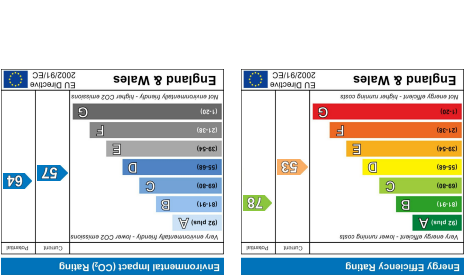


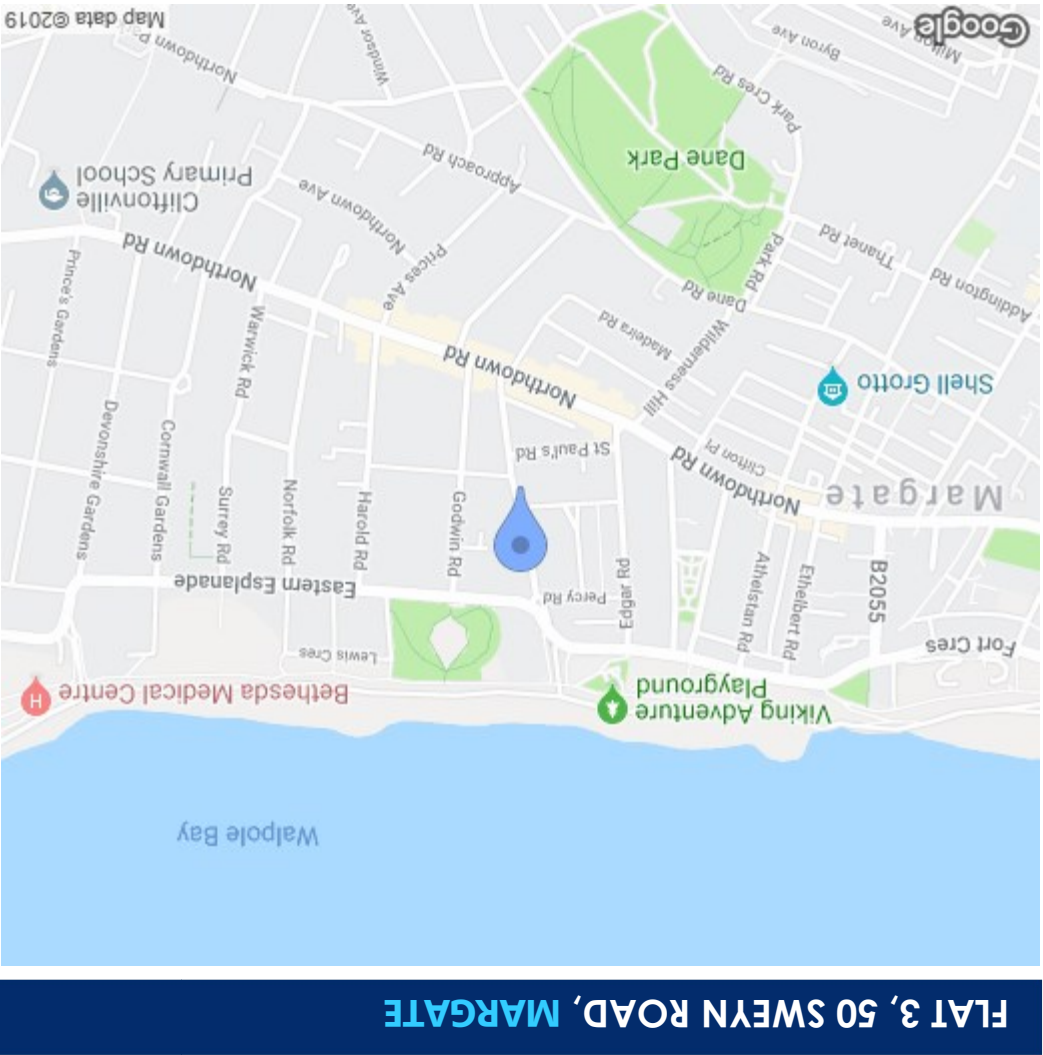
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)





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**miles & barr**  
YOUR PROPERTY AGENT







**FLAT 3, 50 SWEYN ROAD**  
**MARGATE**

**£135,000**



- One Bedroom
- Period Building
- Private Roof Terrace
- White Goods Included
- Great Air B&B potential
- Long Lease
- Desirable Location
- Short walk to the Sea Front
- Excellent Transport Links
- Top Floor

## LOCATION

Cliftonville is a coastal area in the town of Margate, situated to the east of the main town and mainly occupies Georgian and Victorian properties. The area itself is within easy walking distance of the 'Margate Old Town', Turner Contemporary Art Gallery and the Margate railway station which is approximately 2 miles away and offers fast services to Kings Cross, St. Pancras. There are also good road links to London via the A299 Thanet Way and M2 Motorway.

## ABOUT

STUNNING PERIOD APARTMENT WITH ROOF TERRACE !! Miles and Barr are extremely delighted to bring to market this spacious one Bedroom Top Floor Flat. Situated in a period property with its external recently restored to its former glory. The property has also been renovated internally in the last few years, upon entering the apartment you will find a hallway, open plan lounge/kitchen, one double bedroom with an en-suite and a sunny decked private roof terrace! The property is currently utilised as an Airbnb and would in our opinion best suit a holiday let investor or First time buyer looking to get onto the ladder. The home is in a good condition, and has a long lease so would be open to both Cash and Mortgage purchaser's, not to mention only a 10 minute walk to everything Margate has to offer. Please call sole agents Miles & Barr 7 days a week on 01843 231222 to arrange your internal viewings. You can now speak to us "After Dark" until midnight Monday - Friday and 10pm Saturday and Sunday.

## DESCRIPTION

Lounge/Kitchen 12'8" x 16'8" (3.86 x 5.08)

Bedroom 11'0" x 9'10" (3.36 x 3.00)

Master En-Suite 8'2" x 3'4" (2.50 x 1.04)

Roof Terrace

