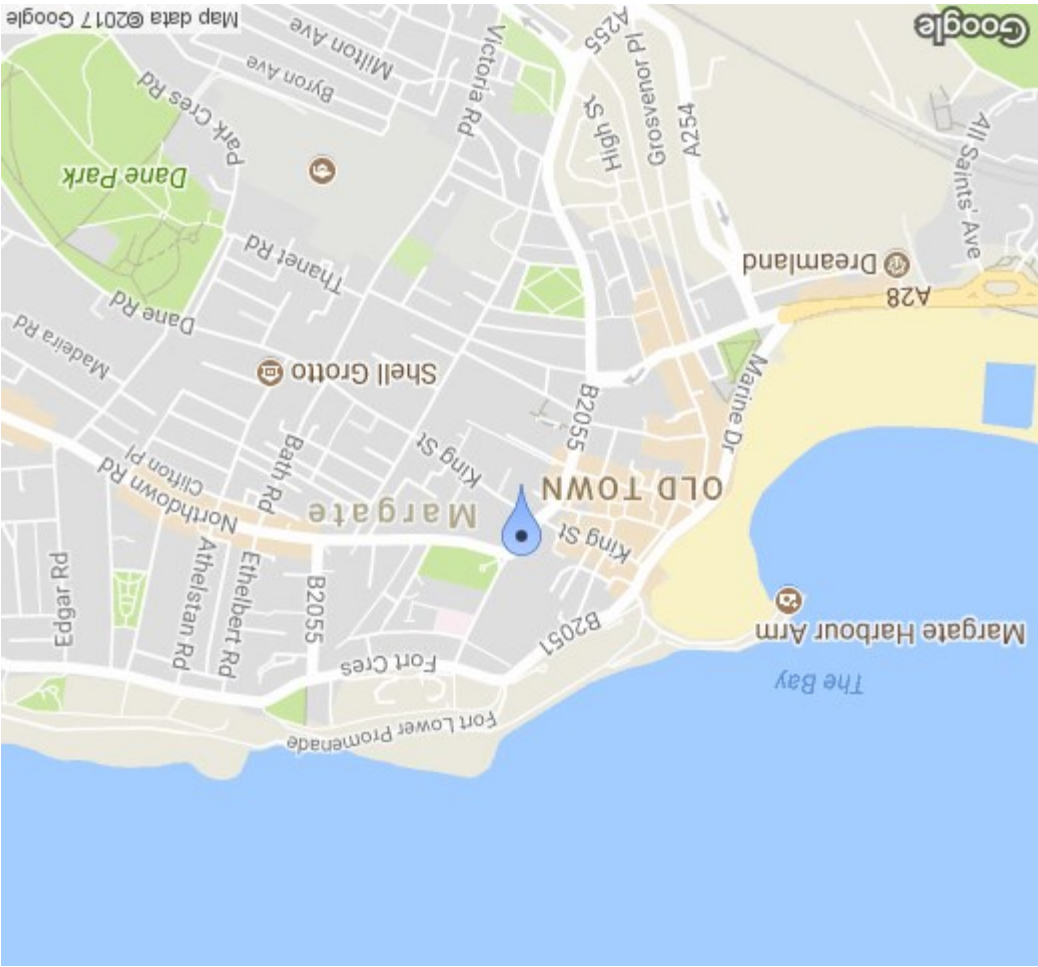
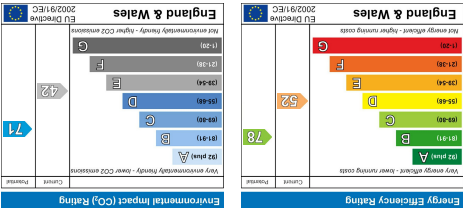


In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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.



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68 KING STREET MARGATE



68 KING STREET
MARGATE

£720,000

- TWO HOUSES IN ONE
- Possible commercial use
- Substantial detached property
- 9 bed detached or two semi's
- Garage and parking
- Garden and workshop

LOCATION

Margate is a fantastic seaside town and includes the outlying areas of Cliftonville, Garlinge, Palm Bay and Westbrook. The energy surrounding Margate is palpable, the town boasts a world class Art Gallery - the Turner Gallery, the UK's original pleasure park - 'Dreamland', has fast Rail links into London - Kings Cross, St. Pancras and of course not forgetting the stunning sandy beaches and sparkling bays. You are within a 10-minute drive to the neighbouring towns which are Broadstairs, Ramsgate and Birchington. There are also good road links to London via the A299 Thanet Way and M2 Motorway.

ABOUT

SUBSTANTIAL RESIDENTIAL INVESTMENT
OPPORTUNITY WITH COMMERCIAL POTENTIAL

Miles & Barr are delighted to offer to the market for sale this substantial detached property comprising of 9 bedrooms, 4 reception rooms and 5 bathrooms. The property is situated on King Street in the centre of Margate with the Turner Contemporary and 'Old Town' with its piazza, restaurants, cafes and reinvigorated harbour all less than a five minute walk away. The property was built by the current owner with the vision that the building could be either a large detached family home as it is currently or could be easily split into two semi-detached family homes. Equally the property would suit a number of possible commercial uses, subject of course to any relevant consents etc. Externally the property boasts off-road parking, garage, workshop and garden to the rear.

This property represents a unique opportunity and viewing is highly recommended to appreciate all that's on offer. Call Miles & Barr 7 days a week to arrange your internal viewing appointment!!

DESCRIPTION

Ground Floor -
Entrance Hallway
Dining Room 9'0 x 8'7 (2.74m x 2.62m)
Kitchen 11'0 x 10'1 (3.35m x 3.07m)
Bathroom One 12'1 x 7'6 (3.68m x 2.29m)
Family Room 13'3 x 11'7 (4.04m x 3.53m)
Games Room 19'5 x 18'9 (5.92m x 5.72m)
Kitchen 12'1 x 8'4 (3.68m x 2.54m)
Bathroom Two 8'2 x 7'9 (2.49m x 2.36m)
First Floor -
Landing
Bedroom One 13'5 x 11'4 (4.09m x 3.45m)
En-Suite Shower Room 9'4 x 8'7 (2.84m x 2.62m)
Bedroom Two 13'5 x 11'9 (4.09m x 3.58m)
Bedroom Three 13'6 x 12'7 (4.11m x 3.84m)
Bedroom Four 13'3 x 11'9 (4.04m x 3.58m)
Bedroom Five 13'1 x 10'1 (3.99m x 3.07m)
Second Floor -
Landing
Bedroom Six 13'4 x 11'9 (4.06m x 3.58m)
Bedroom Seven 13'5 x 11'5 (4.09m x 3.48m)
Walk In Wardrobe 8'9 x 8'3 (2.67m x 2.51m)
Bedroom Eight 16'2 x 8'9 (4.93m x 2.67m)
Bedroom Nine 12'3 x 10'5 (3.73m x 3.18m)
En-Suite Shower Room 6'9 x 4'9 (2.06m x 1.45m)
Exterior -
Off Road Parking to Front
Garage
Workshop 13'8 x 10'5 (4.17m x 3.18m)
Garden to Rear

