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Energy Efficiency Rating	
Current	Possible
82	64
Map data ©2021	
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (45-54)	
F (31-44)	
G (1-30)	



ALBERT TERRACE MARGATE



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£800,000

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- Three Properties in One
- Beautiful Period Building
- Direct Sea Views
- Grade 2 Listed
- Period Features
- No Forward Chain
- Close to Local Amenities
- Rarely Available

LOCATION

Margate is a fantastic seaside town and contains the areas of Cliftonville, Garlinge, Palm Bay and Westbrook. The energy surrounding Margate is excellent, it holds the likes of a world class Art Gallery, the UK's original pleasure park 'Dreamland', fast Rail links into London 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

THREE PROPERTIES IN ONE! Miles and Barr are delighted to present this rarely available Grade 2 listed home currently used as three separate dwellings. The property has bundles of period features, including beautiful floorboards, tall ceilings, generously sized rooms, and balconies.

The property is in Albert Terrace, just a short walk from Margate Station with links to London within 90 minutes, Blue Flag award winning beaches, Dreamland amusement park and Margate Old Town.

The lower ground floor is known as 'Henrys Passage' and consists of a Double Bedroom, Lounge, Kitchen, Bathroom, and access to a rear courtyard garden.

Flat 1 is arranged over three floors. The ground floor comprises of a double bedroom boasting direct sea view across Margate Main Sands and en-suite. The first floor has another double bedroom boasting sea views and a balcony protected by stunning grade 2 listed windows allowing lots of natural light into the property. Large family bathroom with a beautiful roll top bath and separate shower. The top floor has yet another beautiful double bedroom with an amazing sea view looking across the sands and Westbrook Avenues. Small Kitchen with plumbing available to be transformed into a bathroom and bedroom.

Flat 2 is arranged over three floors, comprising of an entrance hallway, large kitchen with separate dining room, a beautiful lounge with direct sea views and a balcony, there is also a large double bedroom. The bathroom has a freestanding bath and there are 3 further bedrooms, 2 of which have sea views across the main sands.

DESCRIPTION

- Entrance
- Basement Flat
- Kitchen 6'39 x 9'48 (1.83m x 2.74m)
- Lounge 11'95 x 11'02 (3.35m x 3.40m)
- Bedroom 11'32 x 9'64 (3.35m x 2.74m)
- Shower Room 11'25 x 5'43 (3.35m x 1.52m)
- External
- Garden
- Flat One
- Ground Floor
- Bedroom 16'87 x 9'73 (4.88m x 2.74m)
- En Suite Bathroom 7'74 x 7'76 (2.13m x 2.13m)
- First Floor
- Bedroom 10'06 x 9'02 (3.20m x 2.79m)
- Bathroom 11'59 x 10'09 (3.35m x 3.28m)
- Second Floor
- Bedroom 13'09 x 11'34 (4.19m x 3.35m)
- Bathroom 11'81 x 10'15 (3.35m x 3.05m)
- Third Floor
- Kitchen 9'05 x 11'00 (2.87m x 3.35m)
- Bedroom 11'59 x 12'12 (3.35m x 3.66m)
- Flat Two
- Ground Floor
- Dining Room 8'37 x 10'30 (2.44m x 3.05m)
- Kitchen 10'89 x 9'87 (3.05m x 2.74m)
- First Floor
- Lounge 10'60 x 10'30 (3.05m x 3.05m)
- Bedroom 11'72 x 9'43 (3.35m x 2.74m)
- Second Floor
- Bathroom 9'82 x 11'48 (2.74m x 3.35m)
- Bedroom 9'37 x 9'57 (2.74m x 2.74m)
- Third Floor
- Bedroom 11'09 x 12'01 (3.58m x 3.68m)
- Bedroom 11'06 x 9'00 (3.51m x 2.74m)

