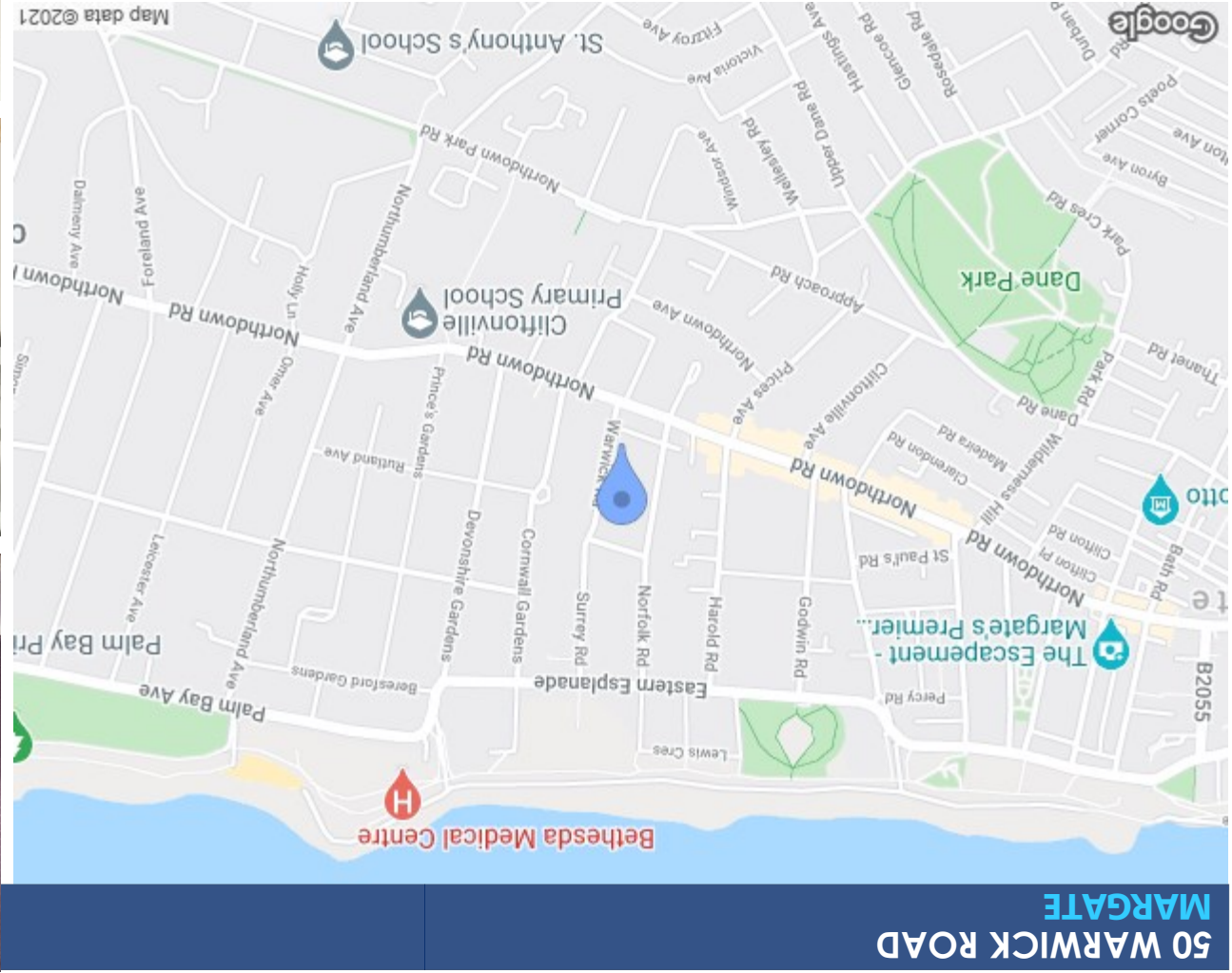
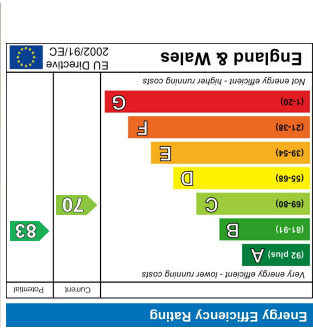


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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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**50 WARWICK ROAD**  
**MARGATE**

**£450,000**



- Five Bedroom
- Terrace
- Period Property
- Beautiful Condition
- Cellar
- Private Garden
- Downstairs WC
- Open Plan Living
- Outbuilding
- Freehold

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

FIVE BEDROOM PERIOD DELIGHT BOASTING A DOUBLE SKINNED SOUNDPROOFED OUTBUILDING!! Miles & Barr are delighted to bring to the market this excellent family home that must be seen to be appreciated. Properties in Warwick Road are hugely popular and we recommend early viewings. In brief the property consists of five bedrooms on the first floor, one being used as an office alongside a family bathroom, separate WC and the landing currently being used as a library. The ground floor benefits from a beautifully lite open plan lounge/dining room measuring 28'04 x 14'03, downstairs WC, utility room and spacious kitchen to the rear. Further benefits include a cellar and private garden to the rear. In the garden is a 17'06 x 13'08 double skinned, soundproofed concrete built outbuilding that could be used for a wide range of purposes. Currently this is being used as a music studio and is loaded up with electric and lighting and could easily be used as a home office, cinema room, sports room or gym. Please call sole agents Miles & Barr on 01843 231222 to arrange your internal viewings.

DESCRIPTION

- Entrance
- First Floor
  - Bedroom 10'04 x 9'10 (3.15m x 3.00m)
  - Bedroom/Office 7'11 x 7'0 (2.41m x 2.13m)
  - Bathroom 7'0 x 5'02 (2.13m x 1.57m)
- WC
  - Bedroom 12'07 x 12'01 (3.84m x 3.68m)
  - Bedroom 15'06 x 12'01 (4.72m x 3.68m)
  - Bedroom 9'05 x 6'07 (2.87m x 2.01m)
- Lounge/ Diner 28'04 x 14'03 (8.64m x 4.34m)
- WC 7'09 x 7'08 (2.36m x 2.34m)
- Kitchen 22'09 x 10'02 (6.93m x 3.10m)
- Utility space
- External
  - Rear Garden
  - Cellar

