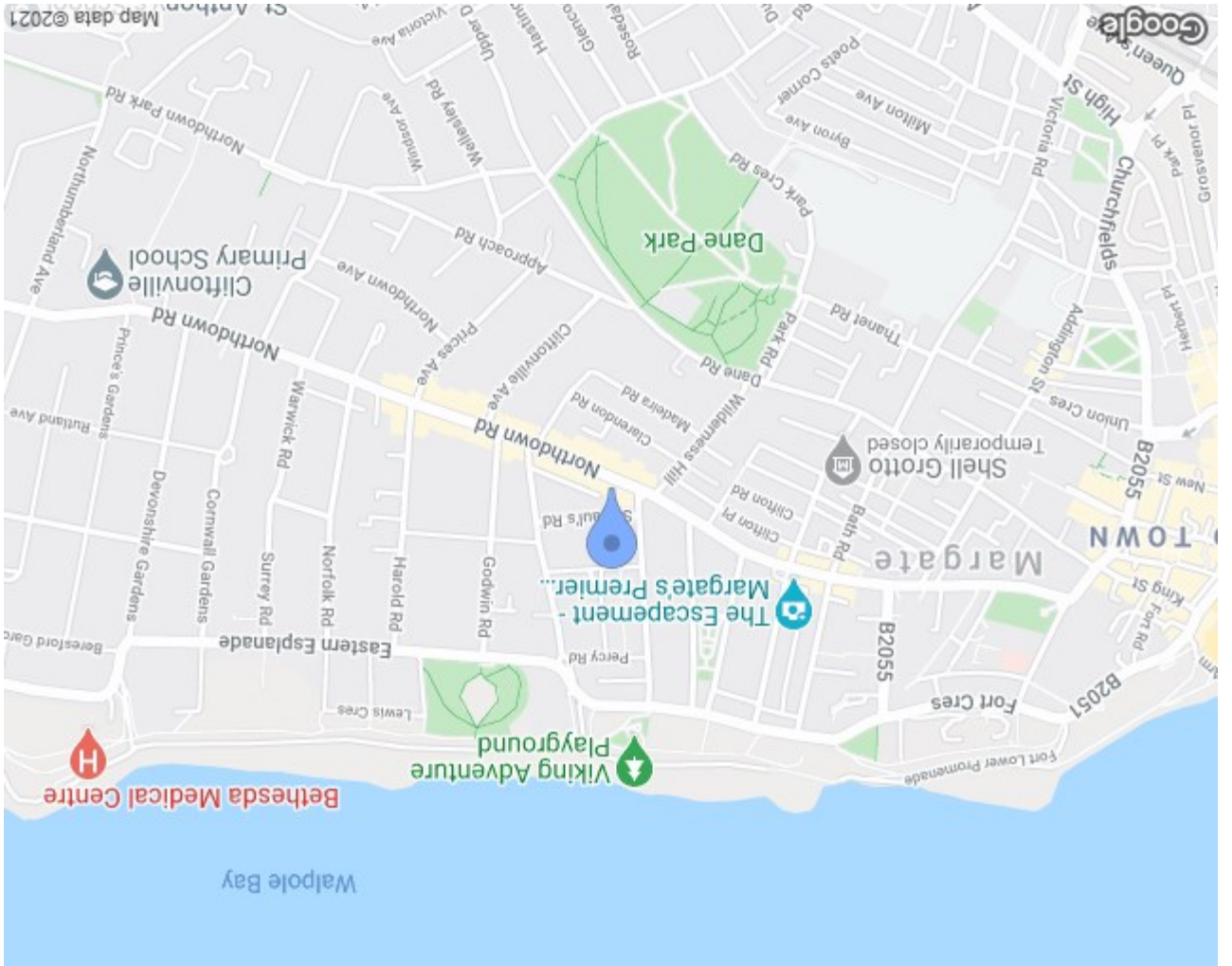


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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.milesandparry.co.uk/referral-fee-disclosure

A photograph of the interior of a tiny house. The room features a wooden floor and ceiling. On the left, there is a loft bed with a white and black patterned blanket. Below the bed is a window with white frames. To the right, there is a sink and a mirror. In the foreground, a small skylight is visible, and a lit candle is placed on a wooden surface. The overall atmosphere is cozy and compact.



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- EPC Rating 79(D)
- One Bedroom Flat
- Quirky Property
- Great Opportunity
- Private Rear Garden
- Extended
- Commercial Finance Options Available

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

ONE OF A KIND! MAISONETTE OVER 4 FLOORS!
COMMERCIAL FINANCE OPTIONS AVAILABLE!

Miles and Barr are delighted to present to the market this wonderful opportunity along Cliftonville's vibrant Northdown Road. The main frontage is a fully licensed commercial shop, but beyond that on offer is a large lounge spanning an impressive 31'01 x 13'10, a glass bricked modern shower room with underfloor heating, large double bedroom measuring an approximate 19'08 x 13'09 and a further bathroom finishing off this quite marvellous apartment which easily compares itself to a Soho loft room.

Furthermore there is a small extension at the back of the building boasting underfloor heating and a rain censored sky light that benefits from almost floor to ceiling window allowing for an abundance of natural light. Moreover there is a private garden to the rear of the property that also includes the extra bonus of rear access. With the amount of new exciting business opening along Cliftonville's exciting high street.

Please call Miles and Barr on 01843/851000 to arrange a viewing.

DESCRIPTION

- First Floor
- Flat Entrance
- Lounge 31'01 x 13'10 (9.47m x 4.22m)
- Shower Room 5'06 x 4'10 ceiling height 10'08 (1.68m x 1.47m celing height 3.25m)
- Extension To The Rear
- Extension 9'07 x 5'08 (2.92m x 1.73m)
- Bedroom 19'08 x 13'09 (5.99m x 4.19m)
- Bathroom 11'00 x 10'05 (3.35m x 3.18m)

