

GUIDE PRICE £250,000 - £280,000

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BALCONY APARTMENT with DIRECT SEA VIEWS

Leasehold

SSTC





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This stunning balcony apartment is situated in Ethelbert Crescent in Margate and boasts access to a beautiful sandy beach directly opposite. The apartment itself measures an impressive 1062ft² including the balcony!

The apartment has space galore comprising of a large entrance hall, two double bedrooms, a bathroom with corner jacuzzi bath and walk-in shower and a huge open plan lounge/kitchen with amazing sea views. The living space has high ceilings and three sets of french doors all leading onto a beautiful balcony running the full width of the building. This floods the room with light. The balcony benefits both from uninterrupted sea views and from both morning and evening sun.

The building, communal hallway and the apartment itself all benefit from a wealth of period features including high ceilings throughout, curved walls, ornate cornices, ceiling roses, beautiful timber framework to every window and original iron balustrades to the balcony. The abundance of these original features really make this apartment stand out from the crowd and could be something special for someone looking for sea views, outside space or a holiday home.

Built in the 1860s, Ethelbert Crescent formed part of Cliftonville's first development on a grand scale and was based on the Italianate theme. This particular building was reserved for a Lord and hence this is the only balcony along Ethelbert Crescent (and further) which spans the full width of the apartment and benefits from three sets of french doors rather than the standard two.



Next door to the apartment planning permission has been granted for a HILTON Hotel which include a restaurant and a gym. The beautiful bandstand area literally around the bend from Ethelbert Crescent has a £30,000 upgrade planned for this year. The bandstand holds regular events including an award winning farmers market once a month. Opposite the apartment is a fantastic adventure playground for children and a slope giving direct access onto the sandy beaches.

Margate's Winter Gardens is less than a five minute walk from the apartment. This destination venue has hosted the most famous of acts including the Beatles and Blur and currently plays host to all of today's television comedians including Jimmy Carr, Sarah Milligan, and John Bishop to name only a few. Musical acts on this year include The Libertines, Paul Weller and Level 42. Even closer to the apartment is Margate's famous Lido which has reopened to include two new bars and pool and snooker club.

These factors combine to make this apartment not only a great home but also a fantastic investment opportunity for the savvy buyer.

Lease: 982years

Service Charge: £100 Per Month

- No Chain
- Two Double Bedrooms
- Direct Sea Views
- Large Private Balcony
- Period Conversion
- EPC D
- Internal square footage: 88m²/947ft²
- Square footage inc balcony: 98m²/1054ft²

Hall

9.6m²

Bathroom w: 3.35m x l: 1.52m

10'9 x 4'9

Bedroom 2 w: 3.05m x l: 2.44m

10'0 x 8'00

Bedroom 1 w: 3.35m x l: 4.57m

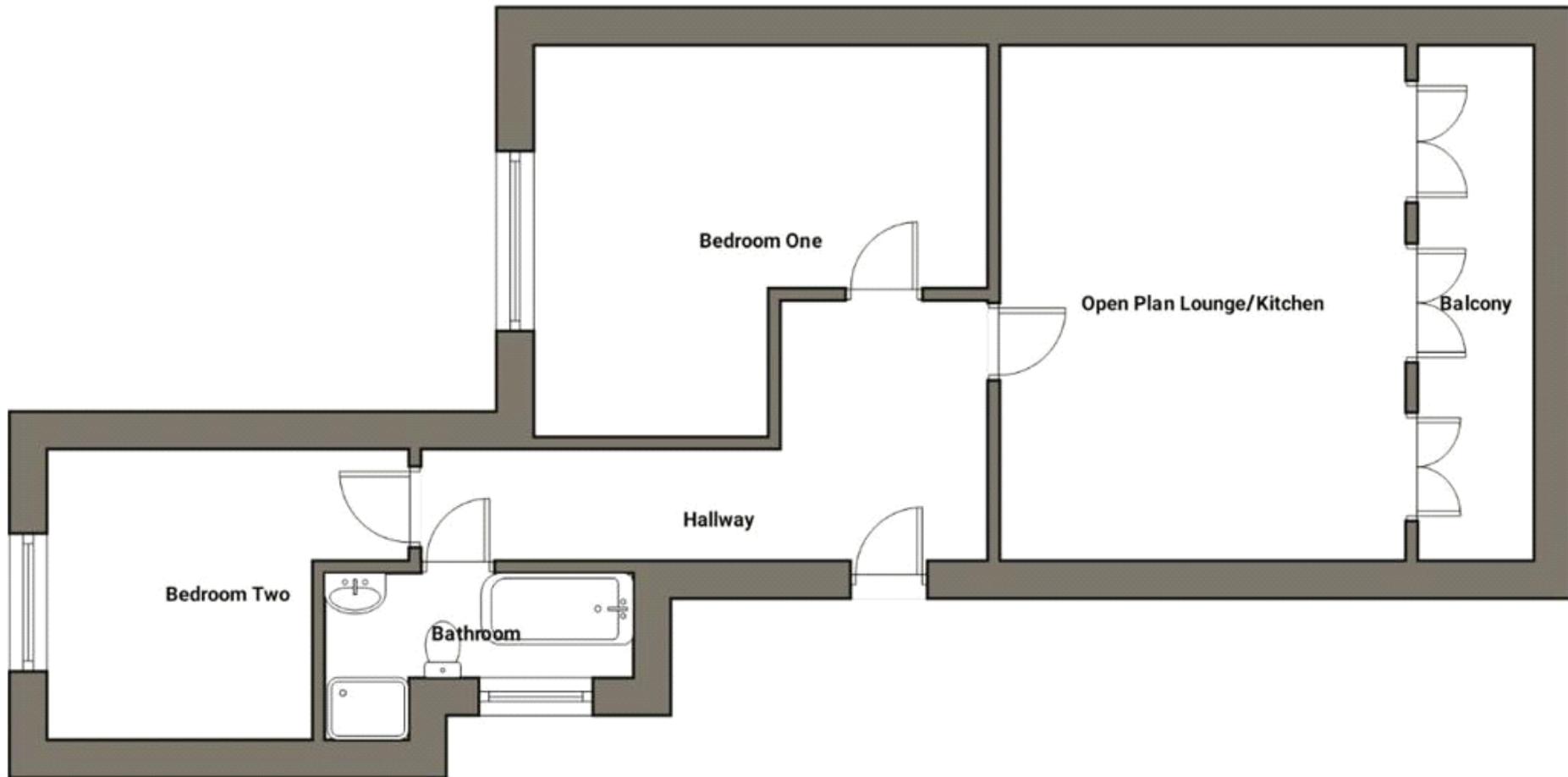
10'9 x 14'9

Open Plan Lounge/Kitchen w: 6.71m x l: 4.57m

Balcony

10.6m²/107ft²





Viewing by appointment only
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