



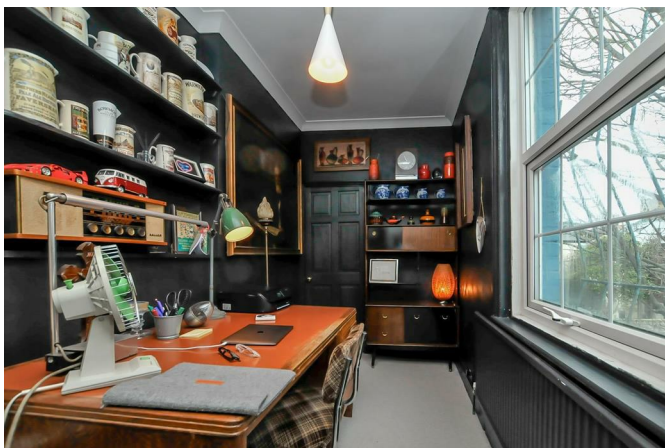
Booth Place , Margate CT9

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Booth Place

Margate CT9

Stunning five bedroom, detached, period house with huge garage, set in a quiet backwater close to all amenities.



DESCRIPTION

Boasting a floor area of circa 2,000 sq ft, arranged over multiple levels, this wonderfully characterful residence offers generous living & entertaining space, including a dual-aspect double reception room with bay-window & wood-burning stove; well-appointed kitchen with adjoining dining room; five beautiful double bedrooms, three fabulously decadent bathrooms (one ensuite); and utility & office space. The garage/workshop to the side benefits planning consent (granted 30/11/2021) for conversion into residential accommodation, whilst to the front is the garden, with mature planting & water-feature.

Booth Place enjoys a central location in this popular seaside town, moments from amazing sandy beaches and the High Street, and adjacent to the Old Town which bustles with independent shops, eateries, pubs and coffee bars. As well as the re-imagined Dreamland Amusement Park, it also features a thriving art scene and is home to the prestigious Turner Contemporary Gallery. The Margate to London fast train takes under 90 minutes.

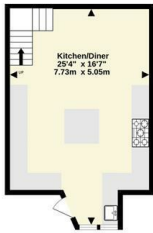
Freehold

£850,000

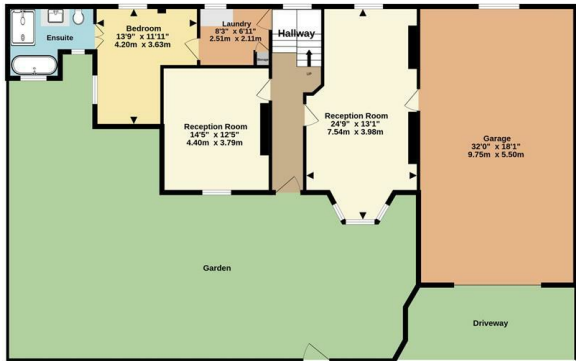




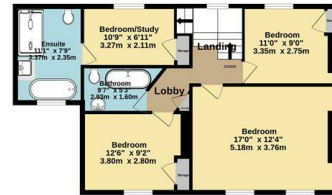
Basement
277 sq.ft. (25.1 sq.m.) approx.



Ground Floor
1402 sq.ft. (130.3 sq.m.) approx.



1st Floor
795 sq.ft. (73.3 sq.m.) approx.



Booth Place

TOTAL FLOOR AREA : 2514 sq.ft. (233.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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