



SUMMARY DETAILS –

4 Bedroom Grade II Listed Terraced House
Trinity Square, Margate, CT9
Offers in Excess of - £250,000

Photos –





Floorplan –



Whilst every effort has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

Rooms & Measurements –

LOWER GROUND FLOOR –

- Kitchen 17'2 x 12'0 (5.23m x 3.65m)
- Dining Room 11'3 x 7'9 (3.42m x 2.36m)
- Utility Room 12'2 x 6'3 (3.7m x 1.9m) maximum
- WC 5'6 x 2'6 (1.67m x 0.76m)
- Cellars two storage spaces

GROUND FLOOR –

- Hallway -
- Living Room 20'9 x 11'9 (6.32m x 3.58m)
- Boot Room 7'4 x 5'2 (2.23m x 1.57m)
- WC 3'7 x 3'4 (1.09m x 1.01m)

FIRST FLOOR –

- Landing -
- Bedroom 12'5 x 11'9 (3.78m x 3.58m) maximum
- Bedroom 16'2 x 7'6 (4.92m x 2.28m)
- Jack&Jill Bathroom PROPOSED (dimensions TBC)
- Bedroom 6'7 x 6'5 (2m x 1.95m)

SECOND FLOOR –

- Landing -
- Bedroom 12'7 x 11'10 (3.83m x 3.6m) maximum
- En-suite 6'10 x 6'9 (2.08m x 2.05m)

EXTERNAL –

- Garden -

Virtual Tour –

<https://my.matterport.com/show/?m=3yFtF43ukW8>

Features –

Grade II Listed | No onward chain | Period terraced home | Refurbishment project | 4 bedrooms 4 storeys | South facing garden to rear | Approx. 1,417 sq feet of accommodation | Close to Old Town and seafront

Description –

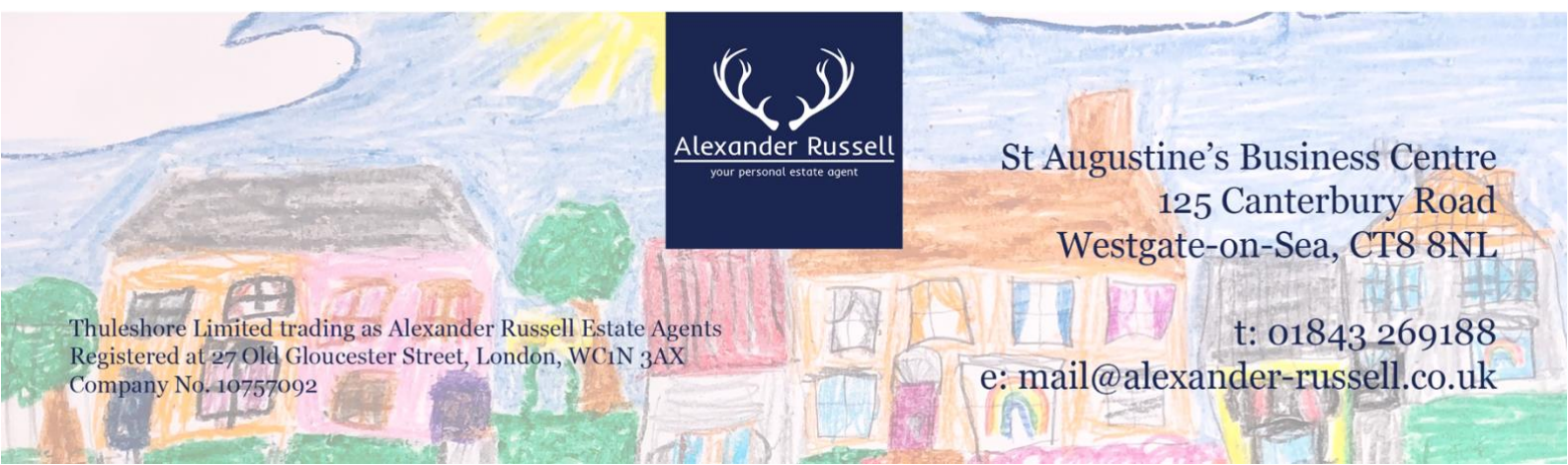
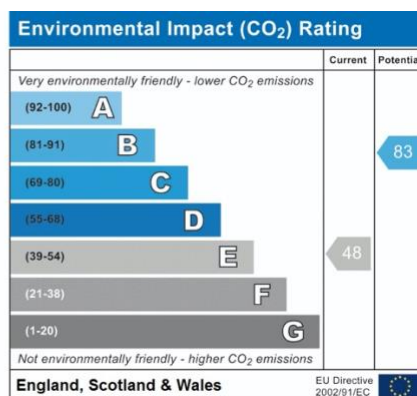
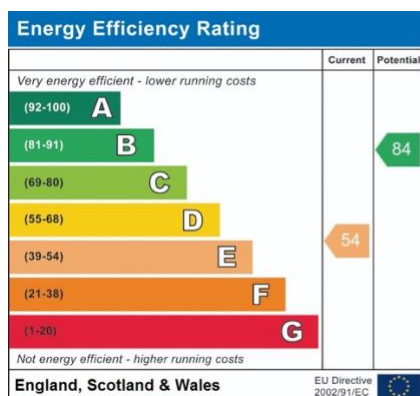
WHEN OPPORTUNITY KNOCKS...!!! If you are looking for a development project or somewhere to put your own individual stamp on, then this could be the one for you.

Situated on ever popular Trinity Square in Margate close to the Old Town and seafront. This Grade II Listed terraced property is currently configured as 4 bedrooms and we believe that there is significant opportunity here to add value and done well it could really push the ceiling price for houses like this one. There is approximately 1,417 sq feet of accommodation arranged over 4 floors. The current owner has done much of the stripping out and the first fix electrics are around 90% done already. The reason for sale is simply that they don't have the time right now to complete the project, so the house is being sold as seen with no onward chain.

We love this property because of what it could be. For the right buyer this is a rare opportunity to acquire a potentially beautiful period property in the heart of Old Margate and turn it into something really special indeed...

For further details contact Alexander Russell Estate Agents 7 days a week by telephone, email or social media.

EPC –



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