



**Price**

£265,000

**Freehold**

2 x 

1 x 

1 x 

**Cliftonville Mews,  
Margate, CT9**

Experience the allure of this painstakingly restored former artist's mews, now reimagined as a captivating two-bedroom end of terrace property. Spread across three inviting levels, this distinctive home blends character with modern touches, offering a truly unique living experience.

The property is being sold with a tenant in situ, currently generating an annual income of £16,800, making it an attractive investment opportunity for landlords seeking immediate returns. Whether you're expanding your portfolio or looking for a charming future home, this tenanted mews property offers both flexibility and long-term potential.

Upon entering, you'll be welcomed by an open-plan ground floor layout that sets the stage for generous living space. The Lounge area invites with its warm ambiance, featuring an impressive wooden feature wall and staircase that gracefully ascends, while elegant glass panels adorn the front. The focal point of the home, the Kitchen area, showcases a central work station housing a built-in oven and hob, complemented by a rich wooden surface, blending seamlessly with practical shelving along the rear wall.

Moving upstairs, you'll find the spacious primary Bedroom, where a freestanding bath takes centre stage. Additionally on this level, the family Bathroom exudes character with its fully tiled walls. Here, you can enjoy the walk-in shower, freshen up at the basin set within a stylish vanity unit, all with the convenience of a low-level WC.

Ascending to the second floor reveals the second Bedroom, where a Velux window graces the front, with a promise to make waking up a delight. This property guarantees more than just a place to reside—it offers a canvas for crafting enduring memories by the sea.







- EPC - D
- Good Transport Links
- Close To Local Amenities
- Outside Space
- Arranged Over 3 Floors
- Close To Beach
- Open Plan Kitchen / Living Room
- Viewings Highly Reccomended
- Currently Tenanted with a yearly return of £16,800







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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