

# INIGO



## *Union Crescent*

**MARGATE, KENT**  
**£925,000 FREEHOLD**

This striking six-bedroom Georgian townhouse in Margate, Kent, has been the subject of meticulous restoration. The Grade II-listed house extends over five light-filled floors and retains many of its beautiful period features, including original sash windows and shutters, while cornicing has been restored throughout. The current owners have employed a creative use of colour, tiling and metallic accents to elevate the building's historic bones while preserving the grandeur of its Georgian origins. Set in a quiet street in Margate that is increasingly becoming an artistic hub, there is ready access to both the town's cultural activities and rapid transport to London.

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### *Setting the Scene*

During the 18th century, Margate became a fashionable retreat for Londoners looking for a breath of fresh sea air. Its status as a healthy getaway was cemented when the Royal Sea Bathing hospital, the first of its kind in England, was opened in 1791. Houses were built to accommodate this influx of health-conscious visitors, resulting in the streets of Regency architecture Margate is famous for today. Union Terrace itself was built in 1790, with each house dressed in elegant sash windows, rugged stone porticos and smart iron railings. Sitting in the middle of the row, it is the only house on Union Terrace to have remained a single residence since it was built. For more information, please see the History section.



### *The Grand Tour*

The delicate light green façade is punctuated by eleven sash windows; their frames painted a contrasting dark brown. Nestled below a fanlight, the glossed front door, painted 'Chocolate Colour' by Francesca's Paints, opens onto a grand hallway that sets the tone for the rest of the house. Half-height wooden panelling is topped with sunny yellow walls, creating a rich and warm atmosphere. An architrave with Corinthian pilasters remains, and cornicing has been restored, revealing a complex flower and triangle pattern accented in green and blue, highlighting the soaring ceiling height.

Leading from here, at the front of the plan, is a light-filled room that serves as a study. Here, walls are painted vivid 'Pleat Green' by Francesca's Paints, complementing an ornate Late Victorian fireplace; original pine floorboards run underfoot. Next door, at the back of the plan, is the principal living room, a welcoming space with a wide bay window with far-reaching views over Margate. Its large open fireplace and those throughout the house have the original wooden surround. A strikingly decorated WC is tucked under the staircase and has large teal and white floor tiles and hot pink walls.

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Stairs lead to the lower-ground floor, where an open-plan kitchen and living area are situated. Here, the floors are reclaimed maple that, as with the floorboards throughout the rest of the house, have been treated with Osmo Polyx Oil. Teal cabinetry was made by a local craftsman and is topped with hardy cement worksurfaces; a matching island creates extra preparation space. In the sitting area, a Dovre woodburner set into the heavy timber-framed fireplace creates a focal point. Steel-framed doors at the back of the room open to the garden and allow light to pour through. Next to the kitchen is a useful pantry and a full-height cellar with dropped floors. A utility room is located on this floor at the back of the plan.

The first floor has been given over entirely to the principal bedroom suite. Here, walls are painted in a pretty pink hue, again from Francesca's Paints, that changes with the light, which streams in through a wide bay window overlooking the sea. The pink is cleverly offset by a plush teal carpet and a black marble fireplace surrounded by a white pilaster; the restored cornicing continues here. Wide double doors open onto the bathroom, where moody black walls create a stark contrast to the gentle hues of the bedroom. The central feature is the freestanding bath, framed by three full-length sash windows fitted with their original shutters. The current owners have also designed a beautiful walk-in shower, inserting a concrete floor and curved glass panels that enclose a brass shower head. Reclaimed oak parquet flooring runs underfoot.

The staircase extends the height of the house, acting as a spine of sorts, and is defined by its double-storey sash window, a stripped-back wooden handrail and exposed half-height wooden panelling. A further two bedrooms are situated on the second floor. One faces north with the same wonderful views over the rooftops of Margate. The second has views over Union Crescent and a useful, full-length built-in wardrobe. Both bedrooms have the original Adams fireplaces painted in gentle peach.

On the staircase to the second floor, brick has been exposed on the walls, adding texture. On this floor are three smaller bedrooms, which could be well-suited for children or repurposed as a studio or office space. Tucked into the eaves, exposed rafters lend character, and Velux windows illuminate the spaces.



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Both the second and the third floors each have a bathroom. On the second, white tiling is offset by dark blue walls, and a bath has smart handmade brushed brass taps by Samuel Heath. The bathroom on the top floor is a neat guest WC.

### *The Great Outdoors*

A set of Crittall-style doors opens from the kitchen onto a neat and manageable garden that has recently been repaved. To the left is an area ideally suited for entertaining. Double wooden doors provide direct access to the street. An artificial grass area with a clever drainage system leading straight to the mains plumbing means dogs can play freely without owners worrying about mess.

### *Out and About*

Union Crescent, just beyond the central confines of Margate, is quickly becoming a destination in its own right. The contemporary gallery Carl Freedman has recently opened, with murmurs of further creative initiatives to follow. A five-minute walk from Union Crescent leads to the plethora of activities and restaurants that make Margate so popular. The Turner Contemporary hosts a regularly rotating display of exhibitions of contemporary art.

Among the favoured restaurants are Angela's, a sustainable seafood bistro, and their sister restaurant, Dory's, Sargrasso and Bottega Caruso. Little Swift is also an excellent option for cocktails and natural wine, while Dive is the go-to place for margaritas and Mexican tacos. Independent shops include Werkhaus, Haeckels with its on-site treatment rooms, and the cosy Margate Bookshop. Dreamland is also particularly popular: a vintage theme park with rides, musical acts and a drive-in cinema. The beachfront is a natural attraction, opening to numerous walks such as The Viking Coastal Trail (an eight-mile hike linking the towns of Ramsgate, Broadstairs and Margate along Kent's cliffs and beaches).

Margate has excellent links to London, with trains from Margate to London St Pancras in under an hour and a half or London Victoria in one hour and 45 minutes. There are trains to Canterbury in half an hour, which is also a short drive away, and the Eurostar is reachable at nearby Ashford International.

Council Tax Band: D

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.