



ULTIMATE MODERN BEACH HOMES FOR SALE

With uninterrupted views of Turner's famous setting sun on the English Channel, these modern beach-fronted homes on Margate's seafront are designed by award-winning Guy Hollaway Architects in conjunction with UK developer Harriss Property. The 11 homes are a modern reinterpretation of the iconic English 'beach-hut' typology.

Margate has invested heavily to revive its unique touristic character and cultural heritage. While sections of the town's waterfront are still lined with amusement arcades and trinket shops harking back to its seaside holiday-town past, the Turner Contemporary, alongside the 'old town',

now bustling with a fresh wave of organic cafes, independent galleries and vintage stores, and the impressive Winter Gardens live event space, have given Margate a style of its own, not to mention the revival of the famous Dreamland amusement park, set to open later this month.

Architect Guy Hollaway said: "I grew up and live locally so the regeneration of Margate is very close to my heart. Here, we wanted to create the ultimate Beach Hut for 21st century living; architecturally our open-plan design allows for flexible spaces that are ideal for the modern family."

The two-storey homes include a

ground floor layout comprising an open-plan kitchen, living and dining room area, a double bedroom and bathroom with staircase leading to the master bedroom and en suite on the first floor. One of the two single-storey dwellings comprises two double bedrooms with associated open-plan kitchen, living and dining room areas while the other has a double and single bedroom.

The new-built homes are on the market from £390,000 per unit. For more details, contact Strutt & Parker (Canterbury) at 2 St Margaret's Street, Canterbury CT1 2SL, call 01227 451123, or email canterbury@struttandparker.com



Allen Cox and Samantha Mapping from Boys & Maughan (centre) receive the award from Rory Bremner and John Pickford, Managing Director of SearchFlow

Prestigious award for Boys & Maughan

Thanet and Canterbury solicitors Boys & Maughan have been named the best law firm for conveyancing in the country at the Property Forum Awards, which took place at a black tie gala dinner at the Cumberland Hotel in London.

The firm, which was one of seven finalists, was given the award for medium to large conveyancing firms (51 or more staff), in recognition of its expertise, client care and achievements over the past 12 months.

Conveyancing Partner Richard Durrant said: "Winning when we were up against some very big names in the industry is a wonderful testament to everybody's efforts and speaks volumes for how well we are delivering. I think what sets us apart is the level of personal service we provide – everything we do is client focused."

Landlords face new regulations

New regulations to protect private sector tenants are set to come into force later this year – and landlords will face a hefty fine of up to £5,000 if they fail to comply.

The proposed changes, due to be introduced in October subject to parliamentary approval, mean all private sector landlords will have to install and maintain working smoke and carbon monoxide alarms in all rental properties. Smoke alarms will have to be installed on every floor of the property and the landlord will need to test them at the start of each tenancy. Carbon monoxide alarms will also have to be fitted in all high-risk rooms, such as those where solid fuel heating systems are installed.

According to the then outgoing coalition government, just 8% of homes had a smoke alarm installed in 1988 – now it's over 90%. These new rules will bring private rented properties into line with building regulations that already require newly-built homes to have hard-wired



smoke alarms installed.

"Landlords need to be aware of this development now and ensure that their properties are compliant before the regulations come into effect," says Furley Page property specialist Sarah Woolnough. "This is part of wider government moves to improve public safety," adds Sarah, a Legal Assistant in the firm's Property Dispute Resolution Team. "Regularly testing these alarms will, however, remain the tenant's responsibility and I urge all tenants to ensure that they do so. People are at least four times more likely to die in a fire in the home if there's no smoke alarm. It can provide vital seconds needed to escape."

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