



45 Princes Gardens Cliftonville Margate Kent **CT9 3AR**



Description

Ground Floor

- Hall
- Study/Bedroom 13'1 x 9'1 (3.99m x 2.77m plus store)
- Cloakroom •
- Living Room 18'11 x 13'5 (5.77m x 4.09m)
- Dining Room 13'10 x 12'3
- Sitting Room 12'4 x 12'1 (3.76m x 3.68m)
- 23'4 x 9'11
- WC
 - Shower Room

- Landing
- Bedroom 18'11 x 12'1 (5.77m x 3.68m with built-in cupboards)
- Bedroom 14'9 x 12'2 (4.50m x 3.71m)
- Bedroom 11'7 x 10'2 (3.53m x 3.10m)
- Bedroom ٠ 11'2 x 7'10 (3.40m x 2.39m)
- Bathroom
- Bathroom
 - Second Floor
 - Room above bedroom 11'5 x 5'8 (3.48m x 1.73m)
 - Loft

External

- Front/Driveway
- Double Garage 21'2 x 15'11 (6.45m x 4.85m)
- Private Rear Garden

- - (4.22m x 3.73m)

 - Kitchen/Breakfast Room 19'3 x 14'3 (5.87m x 4.34m)
 - Bar (7.11m x 3.02m)
 - Pool Room 35'11 x 21'2 (10.95m x 6.45m)

 - Sauna

Property

Situated on a substantial plot on the corner of Princes Gardens and Rutland Avenue is this unique detached four/five bedroom family home. Having undergone a program of refurbishment throughout the years the current owners has lived there, this versatile and spacious home is ideal for any growing family, situated a short walk away from all local amenities.

Set back from the road behind walled perimeters, gates open leading to the paved driveway and detached double garage, the ground floor of this wonderful property comprises a bedroom/study with fitted wardrobes, to the right is a separate lounge with wooden floors and beautiful fireplace. Behind this is a further 2 reception rooms that can be opened up into one large entertaining space or closed off to create two reception rooms. To the rear there is a cloakroom, a kitchen/breakfast room with roof lantern maximising natural light, a door from the kitchen takes you into the large entertainment bar area with patio doors to the garden and sliding doors to the impressive indoor swimming pool with sauna, wc and shower.

To the first floor there are two impressive modern bathroom suites, three spacious double bedrooms with dual aspects encouraging natural light and a fourth bedroom with stairs up to a further room and access to the loft.

Externally the property has wrap around gardens, with plenty of off street parking to the front, and a mainly paved sunny aspect rear garden with an extensive range of trees, flowers and shrubs maximising privacy. The pool has multiple doors leading out to the garden, and there are two sheds plus additional storage units behind the garage and washing rotary line, shielded from the rest of the garden.





Location

The property is situated in a sought-after and prestigious location just a short walk from the seafront. Margate is approximately two miles away where you will find the popular 'Old Town', 'Turner Contemporary' art gallery and sandy beaches. There is also a railway station which offers regular services to London Victoria and the high-speed services via Ashford to London. St Pancras.



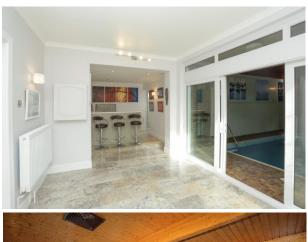




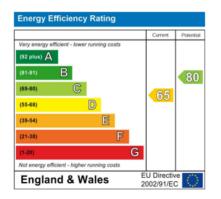




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