



Princes Gardens, Cliftonville, Margate





# 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  
(4.22m x 3.73m)
- Sitting Room  
12'4 x 12'1  
(3.76m x 3.68m)
- Kitchen/Breakfast  
Room  
19'3 x 14'3  
(5.87m x 4.34m)
- Bar  
23'4 x 9'11  
(7.11m x 3.02m)
- Pool Room  
35'11 x 21'2  
(10.95m x 6.45m)
- WC
- Shower Room
- Sauna

### First Floor

- 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  
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



## 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.





TOTAL APPROX. FLOOR AREA 4043 SQ.FT. (375.6 SQ.M.)

Whilst every attempt 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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