



Avenue Gardens, Cliftonville, Margate


MILES & BARR
EXCLUSIVE



54 Avenue Gardens
Cliftonville
Margate
Kent
CT9 3AZ



Description

Ground Floor

- Hallway
- Lounge
17'4 x 13'9
(5.28m x 4.19m)
- Dining Room
12'9 x 8'7
(3.89m x 2.62m)
- Kitchen
11'7 x 10'9
(3.53m x 3.28m)
- Breakfast Room
10'1 x 7'8
(3.07m x 2.34m)
- Cloakroom
- Pool Room
24'1 x 17'5
(7.34m x 5.31m)
Plus shower area
- Bedroom
17'5 x 10'5
(5.31m x 3.18m)
- Bedroom
14'1 x 10'11
(4.29m x 3.33m)
- Bedroom
12'10 x 8'6
(3.91m x 2.59m)
- En-suite Bathroom
- Bedroom
12'4 x 8'8
(3.76m x 2.64m)
- Bathroom

External

- Front/Driveway
- Double Garage
16'5 x 15'9
(5.00m x 4.80m)

First Floor

- Landing
- Bedroom
15'8 x 15'1
(4.78m x 4.60m)
- En-suite Bathroom

- Rear Garden

Property

This imposing detached five bedroom family home is full of character and is located in the sought after 'Avenues' of Cliftonville, close to the sea. As soon as you walk into the property you get a feel of the space on offer with the impressive entrance hall with views into the pool room at the end of the house. To the ground floor the property comprises a lounge to the front, an open-plan kitchen/breakfast room, a separate dining room, a cloakroom, and an indoor heated swimming pool with shower area. There is also access to the double garage from the hallway offering the potential to extend (subject to planning permissions). To the first floor there are five double bedrooms offering plenty of space for a growing family, with two bedrooms boasting en-suite facilities plus an additional family bathroom.

Externally the property offers off street parking to the front as well as the double garage, with access to the good sized well-established rear garden from both sides.

Close by you will find the cliff tops and seafront with magnificent views and walks. Local shops, cafes and restaurants in Cliftonville are a short walk away and Margate is approximately 2 miles away with the popular 'Old Town', Turner Contemporary art gallery and sandy beaches. The railway station in Margate provides services to London St. Pancras and London Victoria. There are also good road links to London via the A299 Thanet Way and the M2 Motorway.



The Vendor's View

I was first attracted to the property over 9 years ago thanks to its large size and spacious feel, its being surrounded by its own gardens on all four sides, and of course its indoor swimming pool.

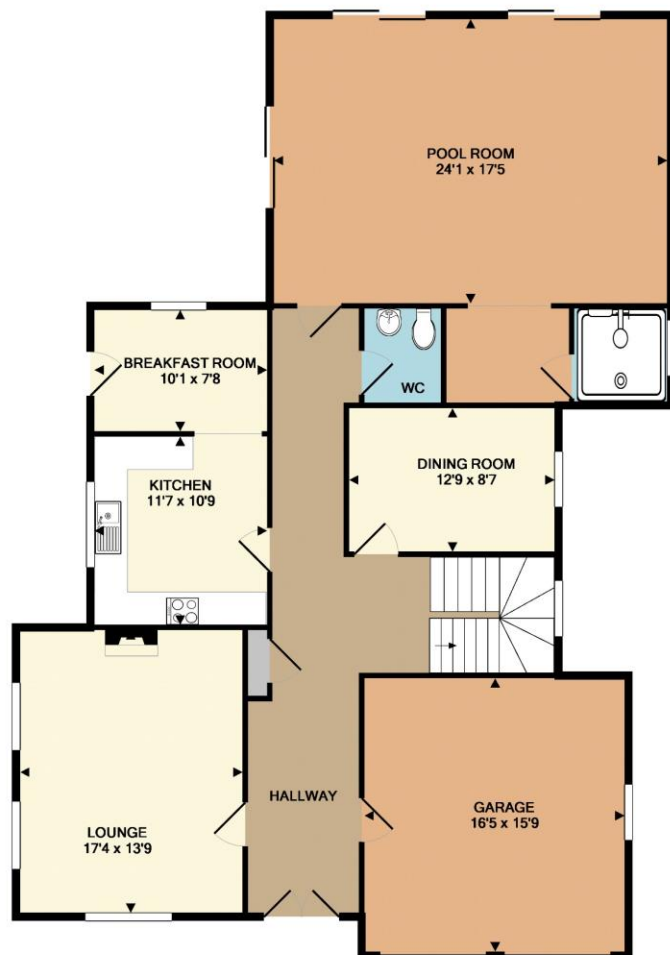
Despite being built in the late 80s, the house sits very well in the street, having been constructed to sympathetically harmonise with the surrounding 1920s properties. Inside, the 1920s, feel has been continued, with an oriel window, a 1920s fire surround, Arts-and-Crafts style woodwork, and panelled doors. I love the fact that the house has all the comforts of a modern built property, and yet a distinctive period feel.

Without doubt my favourite feature is the indoor swimming pool. Because it is in the house, I often just wander into the pool room for a quick swim, while I wait for the kettle to boil or for the toast to toast.

Avenue Gardens is a quiet and attractive street, and benefits from the fact that is not directly connected to any main roads, so there is no through traffic. That being said, the house is very conveniently placed for easy access to local amenities and shops, with a supermarket close by. The area is quiet with a friendly, safe atmosphere and an affluent feel.

Thanet is highly under-rated, and is a lovely place to live. The house itself is just a few minutes walk from the beach at Palm Bay, from where you can stroll along the beaches or cliff tops to Botany Bay, Kingsgate Bay, Joss Bay, Stone Bay and then Broadstairs in one direction, or to Margate Harbour, Westbrook Bay, St Mildred's Bay and Westgate Bay in the other. Longer walks are possible along the beaches and cliffs all the way to Ramsgate at one end or to Birchington and Minnis Bay at the other, with plenty of buses for coming back. It's time for a new adventure now and I am looking to relocate to the countryside. I wish I could pick up the house and garden and take them with me!



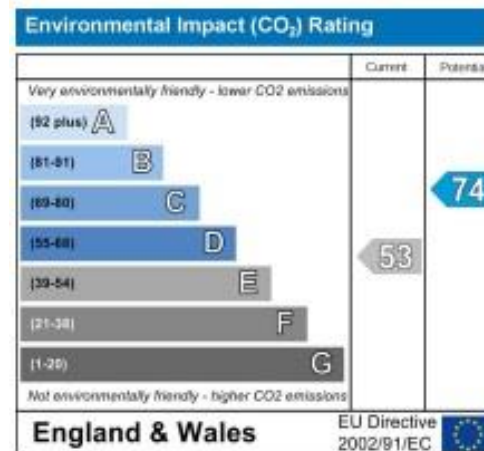
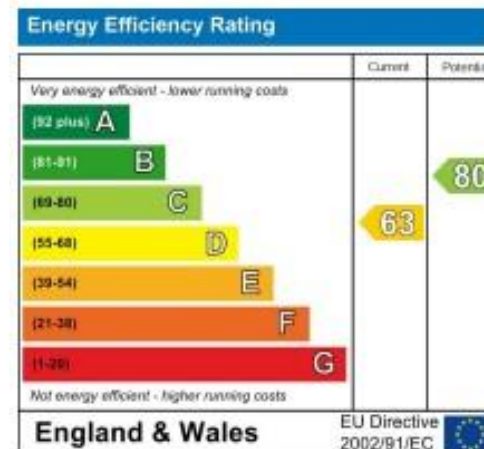


GROUND FLOOR
APPROX. FLOOR
AREA 1665 SQ.FT.
(154.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1098 SQ.FT.
(102.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2763 SQ.FT. (256.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2018



14 Lower Chantry Lane, Canterbury, Kent CT1 1UF
Tel: 01227 200600
 Email: exclusive@milesandbarr.co.uk

Important Notice:

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.