

## Property brochure



PALM BAY AVENUE  
CLIFTONVILLE  
MARGATE  
KENT  
CT9 3DQ

Price: £440,000

3 Bedrooms

1 Reception

1 Bathroom

Allocated Off Street Parking

EPC B

Tenure LEASEHOLD  
Council Tax D



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## The Property

LOCATED ON THE SEA FRONT WITH STUNNING DIRECT SEA VIEWS! A LARGE 3 BEDROOM FIRST FLOOR APARTMENT IN ATTRACTIVE ART DECO STYLE BLOCK OF JUST THREE HIGH QUALITY APARTMENTS. From the moment you enter the building with the video entry system you will be impressed by this building and amazing location. The apartment itself has an entrance hall with storage cupboard, all three bedrooms are doubles with built in wardrobes to the rear, two of which have access to a rear balcony and the master bedroom also having an en-suite. The hub of the property is the large reception room the full width of the building with huge bay window, a porthole window as well as doors leading out onto the balcony, all benefiting from uninterrupted direct sea views. There is a beautiful well appointed kitchen with integrated appliances as well as a shower room. The apartment itself comes with a 1/3 share of freehold and the building has undergone extensive work and updating including a new roof, new external render coating all external windows and doors being triple glazed for insulation and future low maintenance. Viewing is a must and this apartment comes with no chain.

## Location

Located on Palm Bay Avenue which is on the sea front overlooking the extensive green with direct sea views but close to local shops in Cliftonville and close to the tidal pool in Wapole Bay. The Old Town of Margate is approx 1.5 miles away with a good selection of bars and restaurants and across the far side of the main sands is the railway station proving good transport links to London and beyond.

## Accommodation

Communal Entrance

Entrance door

Hall with video entry system

Kitchen

11'5" (3.48m) x 10'4" (3.15m)

Lounge Area

21'10" (6.65m) x 21'0" (6.40m) into bay with direct sea views

Dining Area

10'8" (3.25m) x 8'0" (2.44m) doors to covered balcony

Bedroom 1

11'10" (3.61m) x 11'0" (3.35m) not into built in wardrobes, door to balcony

En Suite

6'10" (2.08m) x 6'4" (1.93m)

Bedroom 2

11'8" (3.56m) x 10'8" (3.25m) not into built in wardrobes, door to balcony

Bedroom 3

11'0" (3.35m) x 10'3" (3.12m) not into wardrobes

Shower Room

7'4" (2.24m) x 6'3" (1.91m)

Outside

Gated off road parking for one car

Lease details

1/3 share of freehold

Lease remaining - 985 years

Maintenance charge - £1500

No Ground Rent



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Oakwood homes®  
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Total area: approx. 120.6 sq. metres (1298.6 sq. feet)  
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Plan produced using PlanUp.

## Property brochure

### Key Features

- Sea front location with direct stunning sea views
- Attractive Art Deco Style building
- Large 1st floor apartment
- 3 double bedrooms, en-suite
- Balconies front and rear
- Full width reception room with direct sea views
- Allocated parking

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0024386/20250318/DGDP



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