



46 Northumberland Avenue, Margate, CT9 3BJ

GUIDE PRICE £650,000 to £700,000



Alexander Russell

your personal estate agent

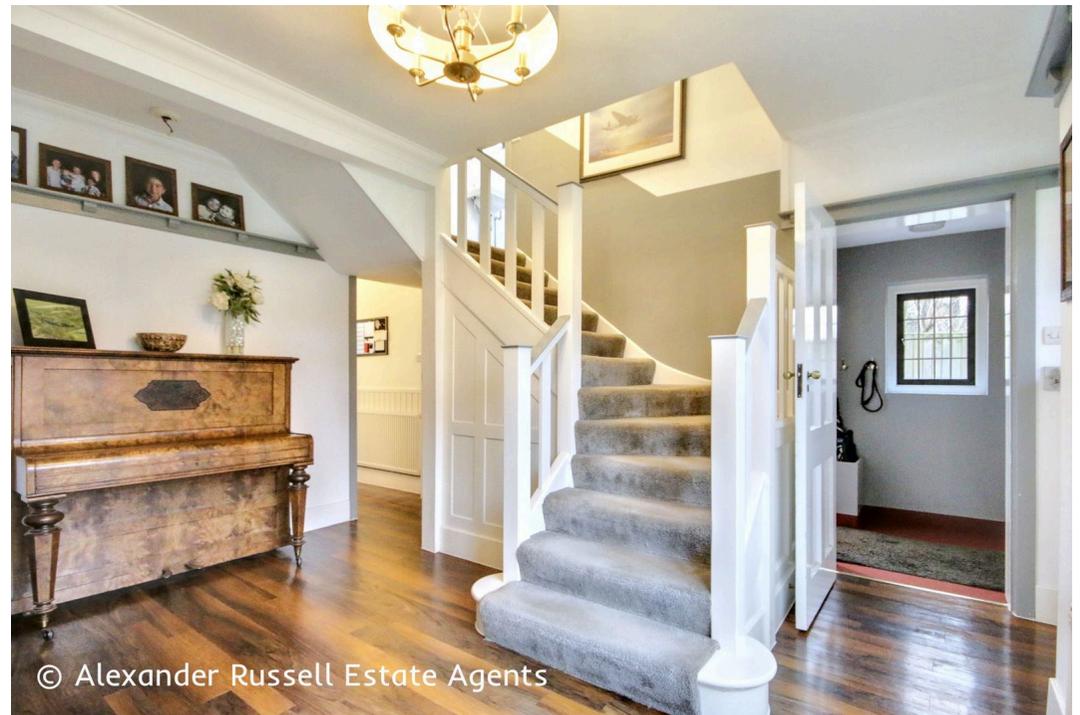
## 46 Northumberland Avenue, Margate, CT9 3BJ

Positioned in a highly sought-after location near Palm Bay, this beautifully presented four-bedroom detached home blends Arts & Crafts influences with contemporary comforts. Thoughtfully designed for modern family living, the property sits on a generous plot, offering a spacious interior, beautifully maintained gardens, and a versatile outbuilding ideal for a home office, gym, or retreat. Just an eight-minute walk from the beach, it provides a perfect balance of coastal living and convenience.

Stepping inside, the welcoming entrance hall immediately sets the tone with its characterful staircase and light-filled spaces. The open-plan living and dining area creates a fantastic social hub, with natural light streaming through large windows and French doors that open into a charming conservatory, further enhancing the connection between indoors and out. The well-appointed kitchen is finished to a high standard, with a separate utility room providing additional storage and practicality. A cloakroom/WC completes the ground floor.

Upstairs, the first floor hosts three bedrooms, all well-proportioned and stylishly presented, along with a luxurious family bathroom featuring a stunning freestanding bath set within a bay window. A separate shower room and a useful laundry space add to the home's practicality. The second floor is dedicated to the principal bedroom, offering a private retreat with charming eaves storage and ample space.

Outside, the property continues to impress with its well-maintained gardens, perfect for outdoor entertaining or simply unwinding in the fresh sea air. A detached garage and off-road parking provide excellent practicality, while the spacious garden cabin offers endless possibilities—whether as a home office, gym, studio, or leisure space. With its impressive blend of period charm and contemporary living, this home presents an exceptional opportunity to enjoy a stylish coastal lifestyle in a prime location. Moments from scenic walks, local amenities, and excellent transport links, it's a home that truly delivers on space, style, and setting.





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The Cliftonville Avenues and Palm Bay are a highly sought-after coastal area known for its golden sandy beaches, open clifftop walks, and relaxed seaside atmosphere. Situated between Cliftonville, Palm Bay and close to Broadstairs, it offers a peaceful yet well-connected location, with local shops, cafés, and amenities within easy reach. The nearby Blue Flag beach is perfect for families, watersports, or simply soaking up the sea air, while Margate's vibrant Old Town, Turner Contemporary, and array of independent restaurants and bars are just a short drive or stroll away. The area is also well-served by a couple of highly regarded primary schools, making it a great choice for families. With excellent transport links and a welcoming community, Palm Bay is the ideal place for those seeking a laid-back coastal lifestyle with everything close at hand.

#### GROUND FLOOR -

Porch

Cloakroom/ WC - 2.97m x 1.32m (9'9" x 4'4")

Reception Hall

Living/ Dining Room - 8.33m x 4.67m (27'4" x 15'4") excl. bay

Conservatory - 3.12m x 3.1m (10'3" x 10'2")

Kitchen - 4.14m x 3.89m (13'7" x 12'9")

Utility Room - 3.99m x 1.32m (13'1" x 4'4")

#### FIRST FLOOR -

Landing

Bedroom Two - 4.7m x 4.06m (15'5" x 13'4") into wardrobe

Bedroom Three - 4.17m x 4.17m (13'8" x 13'8") to door, excl. wardrobe

Bedroom Four - 2.97m x 2.77m (9'9" x 9'1")

Bathroom - 3.63m x 3.38m (11'11" x 11'1") maximum



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Laundry Room - 1.83m x 1.65m (6'0" x 5'5")

Shower Room - 1.96m x 1.5m (6'5" x 4'11")

## SECOND FLOOR -

Bedroom One - 5.13m x 4.7m (16'10" x 15'5")

Eaves Storage

## EXTERNAL -

Front Lawn

Driveway

Garage - 5.38m x 2.54m (17'8" x 8'4")

Garden Cabin - 8.28m x 3.3m (27'2" x 10'10")

Rear Garden

## TENURE -

Freehold

## EPC RATING -

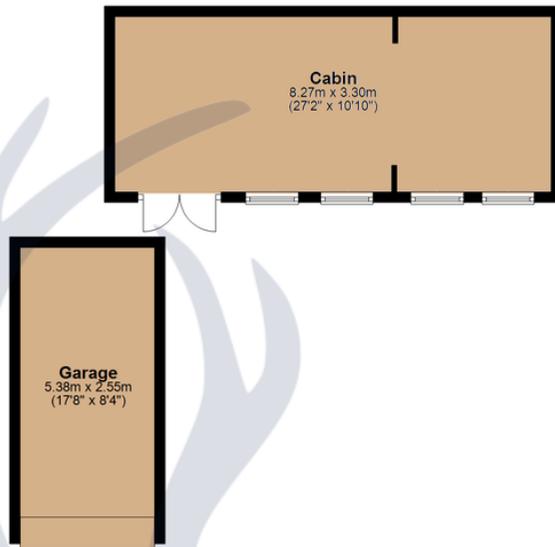
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*AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer 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. Room measurements are maximum unless otherwise stated. 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.*



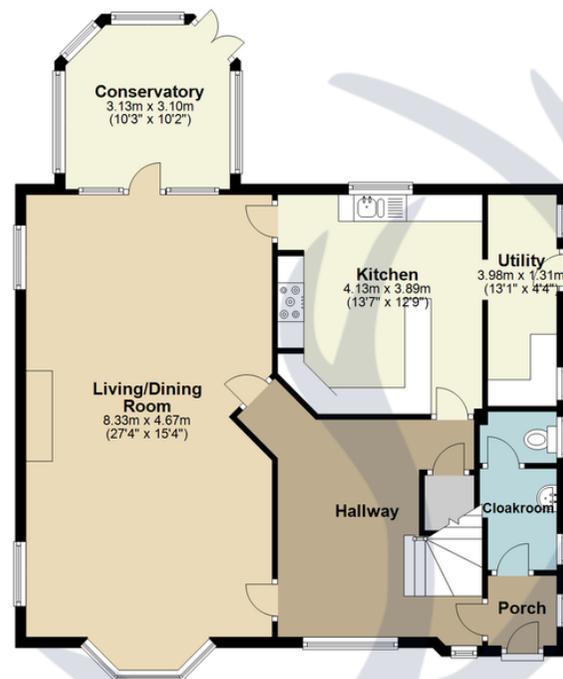
### Outbuildings

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings: approx. 41.0 sq. metres (441.3 sq. feet)



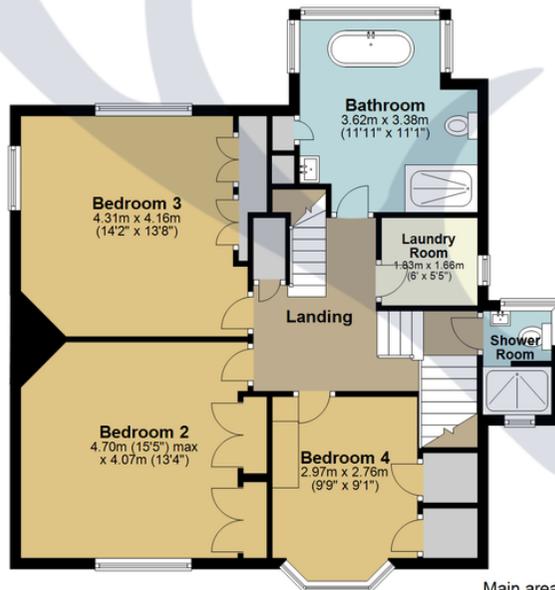
### Ground Floor

Approx. 94.0 sq. metres (1012.1 sq. feet)



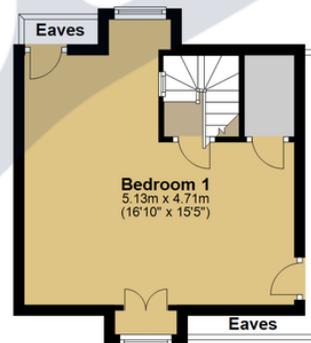
### First Floor

Approx. 79.7 sq. metres (858.0 sq. feet)



### Second Floor

Approx. 25.6 sq. metres (275.3 sq. feet)



Main area: Approx. 199.3 sq. metres (2145.5 sq. feet)

Plus outbuildings: approx. 41.0 sq. metres (441.3 sq. feet)

Whilst every effort 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.  
Plan produced using PlanUp.