



40 Foreland Avenue, Margate, CT9 3NQ

GUIDE PRICE £400,000 to £425,000

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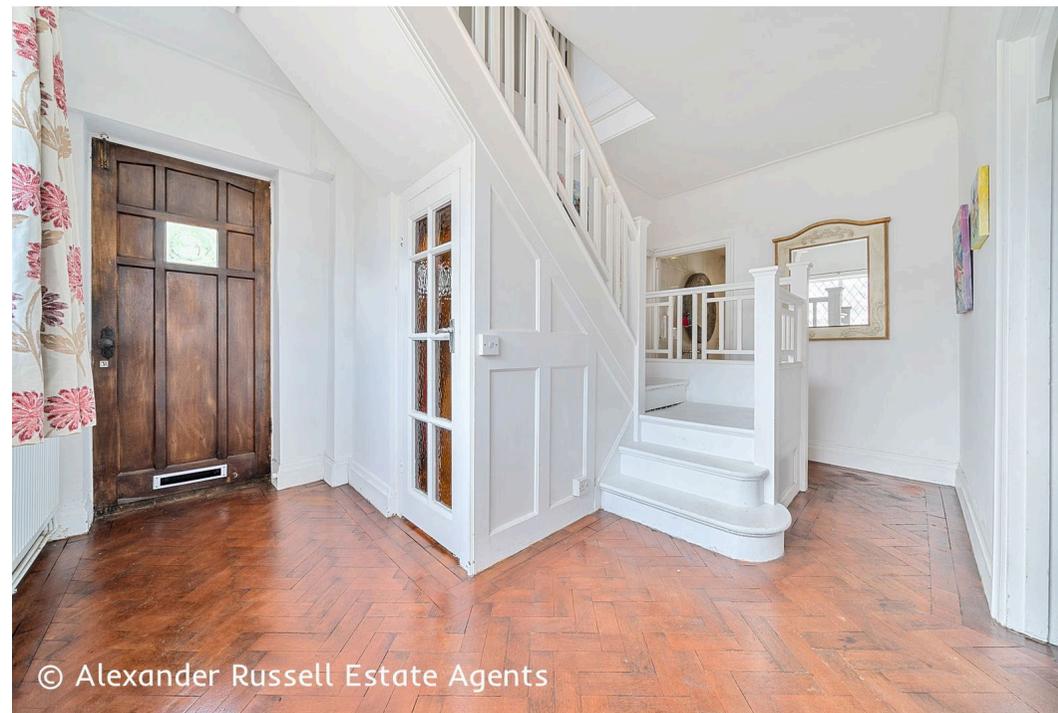
Located on the ever-popular Foreland Avenue in Cliftonville, this attractive two-bedroom detached home offers a rare opportunity to enjoy a property that offers a perfect blend of character and modern comfort just moments from the coast. Beautifully presented and full of character, the property blends 1920s charm with thoughtful modern updates, making it ideal for anyone seeking comfort, style and proximity to the sea.

Inside, the ground floor is impressively spacious. A wide and welcoming entrance hall leads to a large bay-fronted living room with feature fireplace - a cosy spot for relaxing evenings. There's a second reception room currently used as a sitting room or snug and to the rear, an extended kitchen/ dining space. With its dual aspect, ample storage, and garden access, it's a natural hub for family life and entertaining.

Upstairs, there are two large double bedrooms. The principal bedroom spans over 15 feet and benefits from a dual aspect, while the second bedroom enjoys direct access to a private balcony overlooking the rear garden - a perfect spot for your morning coffee. There's also a WC on this level and a modern family bathroom downstairs.

A particular highlight of the home is the detached garage with a versatile room above it. Whether used as a home office, hobby space, or occasional guest room, it offers excellent flexibility. The rear garden is private, low maintenance and mature, offering space to unwind or entertain, while the front of the property provides off-street parking.

This is a much-loved home in a sought-after setting. With the seafront, local shops, parks and cafes all within walking distance and Margate's Old Town and train station just a short drive away, it's easy to see why homes here are so rarely available. Early viewing is highly recommended.



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## GROUND FLOOR -

Entrance Hall

Living Room - 5.13m x 3.99m (16'10" x 13'1")

Sitting Room - 4.04m x 3.05m (13'3" x 10'0")

Kitchen/Diner - 6.27m x 3.86m (20'7" x 12'8")  
maximum

Bathroom - 2.21m x 2.03m (7'3" x 6'8")

## FIRST FLOOR -

Landing

Bedroom One - 4.85m x 4.19m (15'11" x 13'9")

Bedroom Two - 3.99m x 3.45m (13'1" x 11'4")

WC

## EXTERNAL -

Driveway

Garden

Balcony - 4.42m x 1.85m (14'6" x 6'1")

Garage - 5.11m x 2.46m (16'9" x 8'1")

Room over Garage - 4.78m x 2.57m (15'8" x 8'5")

**TENURE - Freehold**

## COUNCIL TAX -

Thanet District Council

Band E (£2,866.41 per year)

**EPC RATING - 61 | D**

**SERVICES -** We are advised that all mains services are connected to the property

**HEATING -** Gas Central Heating

**BROADBAND -** Full fibre broadband available

**LISTED BUILDING -** No

**CONSERVATION AREA -** No



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**PARKING** - Driveway, for several vehicles to front. Single vehicle driveway to rear.

**OUTSIDE SPACE** - Driveway to front. Paved garden to side and rear. Small driveway to rear. Balcony off the second bedroom. Garage with versatile room above.

**RESTRICTIONS, RIGHTS AND EASEMENTS -**

To the best of our knowledge, there are no unusual rights or easements that would affect the enjoyment of the property. However, as with all property purchases, we advise confirming this information with your legal representative.

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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.*



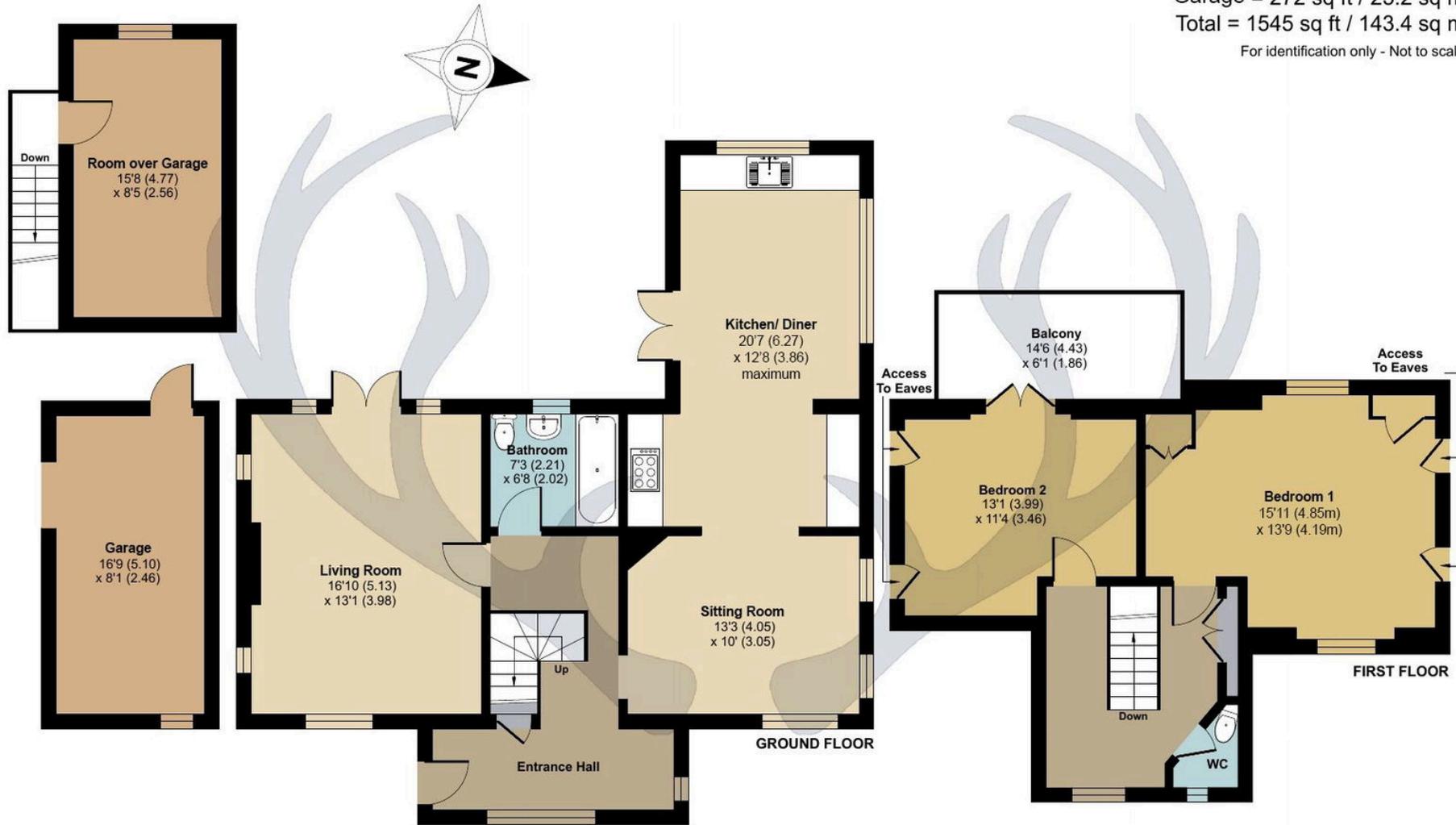
# Foreland Avenue, Margate, CT9

Approximate Area = 1273 sq ft / 118.2 sq m

Garage = 272 sq ft / 25.2 sq m

Total = 1545 sq ft / 143.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1296066

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