



76 Leicester Avenue
Cliftonville | Margate | Kent | CT9 3DB

FINE & COUNTRY



Step inside

76 Leicester Avenue

Only a stone's throw from the clifftop in Cliftonville and located near the end of a leafy avenue is this delightful and extended detached family home. The front is surrounded by a wall with a gated entrance that leads to the garage and a large paved area where you can park a number of vehicles. Although the property has been beautifully modernised to provide everything required for today's discerning homeowners, it still retains some charming original features such as coved ceilings and ceiling roses, panelled doors, dado rails and a fireplace that add to its special character.

The sliding porch doors open into a porch that leads to the light and bright hall with stairs to the first floor, a large storage cupboard, a downstairs cloakroom with laundry facilities and solid wood flooring that flows through into a spacious family room/fifth bedroom. This is currently designed as a snooker room but could also be a separate dining room, a good sized office or a fifth bedroom.

A superb lounge includes a charming cast iron fireplace with an open fire and oak and glass bi-fold doors to the current dining room and, when these doors are pulled back, it provides a large, modern open plan space. This can be enhanced even further when the set of bi-fold doors from the dining room to the rear terrace are open and you can feel you are bringing the outdoors inside.

In the dining room there is also a wall of fitted bookshelves and a door to the stunning and contemporary kitchen/breakfast room. This includes a delightful mix of black and white flat-fronted units with black sparkly quartz worktops housing a gas hob, two built in ovens, a microwave, dishwasher, fridge and freezer as well as a peninsular breakfast bar and French doors to the garden.

The modern staircase has an oak and glass balustrade and leads to a half landing with full height windows giving plenty of natural light, while the galleried landing with its impressive chandelier provides access to the contemporary family wet room and four double bedrooms. These include the second bedroom with fitted cupboards and an en suite shower room and the opulent main bedroom that has a dressing area, plenty of mirrored wardrobes, an excellent shoe cupboard and a luxurious en suite bathroom with a large bath.

Outside, the large rear garden has something for everyone. There is a modern decked terrace that spans the width of the property and is ideal for those barbecues and al fresco dining, while at the other end of the garden there is a splash pool and a delightful summerhouse. This has solid flooring, lighting and electrics as well as a cloakroom so could always become an outdoor office for anyone working from home who doesn't want to be disturbed. There is also a very smart potting shed, a modern greenhouse, raised vegetable beds and large swathes of lawn interspersed with impressive trees and shrubs.











Seller Insight

“ We moved here about 13 years ago and have thoroughly enjoyed being so close to the sea with wonderful places to go for walks. But we feel it is time to downsize although we want to stay in the area. We can stroll to the local shops and Tesco supermarket while Margate includes a mainline station with trains that can whisk you to St Pancras in under an hour and a half.

Margate also has some good restaurants and hotels as well as the Turner Contemporary Art Gallery, Dreamland Amusement Park, Main Sands and the charming Old Town with its independent shops, pubs and eateries. There is also the Margate Football Club, an indoor and outdoor bowls club as well as a tennis and cricket club for sporting enthusiasts while there are good local schools including the Cherry Tree primary rated Outstanding by Ofsted.

It is not far to the surrounding towns of Broadstairs and Ramsgate where you will find additional pubs and restaurants, individual shops and excellent private and grammar schools. While for more in depth retail therapy there is the Westwood Cross shopping centre that also includes the Vue cinema complex and a casino.”*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

Margate Station	2.1 miles
Dover Docks	23.7 miles
Channel Tunnel	31.2 miles
Canterbury	17.6 miles
Charing Cross	78.7 miles
Gatwick Airport	81.3 miles

By Train from Margate	
St. Pancras	1hr 28 mins
Ashford International	48 mins
Canterbury	31 mins
London Charing Cross	2 hrs 06 mins
London Victoria	1hr 49 mins

Leisure Clubs & Facilities

Birchington and Westgate Golf Club	01843 831115
Margate Football Club	01843 221769
Margate Tennis Club	01843 220892
Margate Cricket Club	07831 386112
Royal Temple Yacht Club, Ramsgate	01843 591766
Thanet Indoor Bowls Club	01843 227083

Healthcare

Bethesda Medical Centre	01843 209300
Northdown Surgery	01843 231661
QEQM Hospital, Margate	01843 225544

Education

Primary Schools:	
Cherry Tree Primary School	01843 290131
Cliftonville Primary	01843 227575
Salmestone Primary	01843 220949
Wellesley Haddon Dene Prep	01843 862991
St. Lawrence Junior	01843 587666

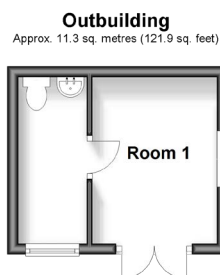
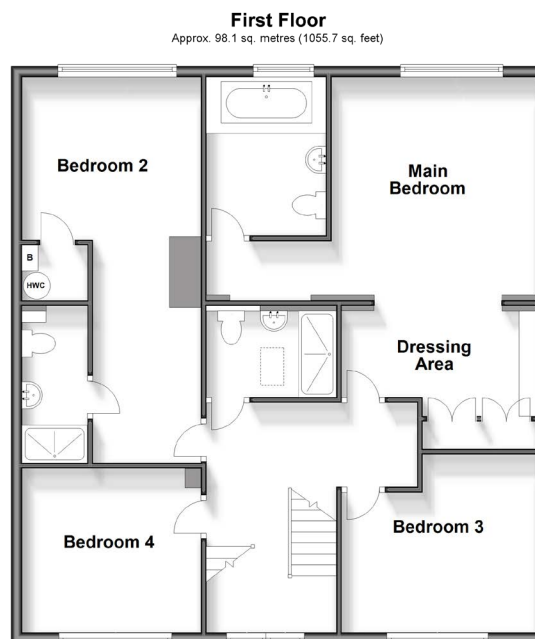
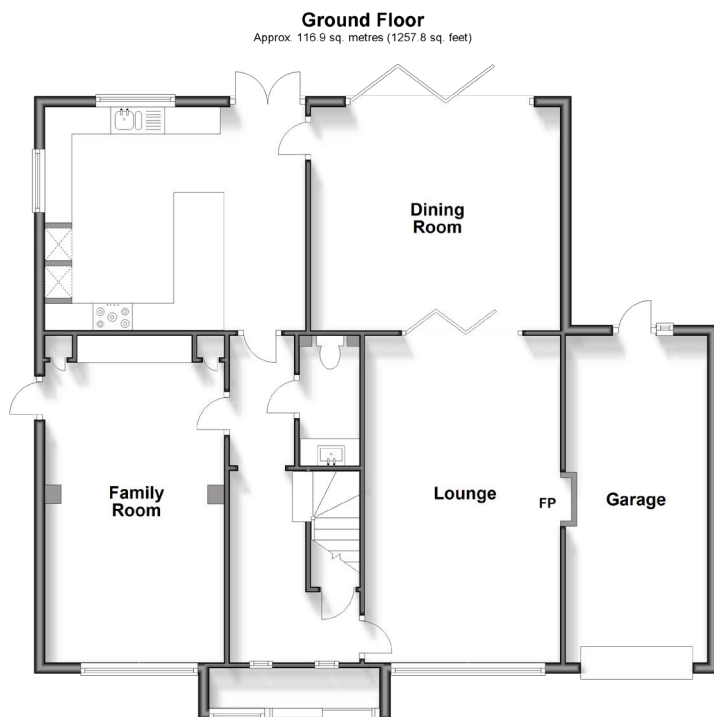
Secondary Schools:	
Ursuline College	01843 834431
Chatham and Clarendon Grammar, Ramsgate	01843 591075
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666
Ethelbert School	01843 831999

Entertainment

Vue Cinema Complex and Casino	01843 579999
Sarah Thorne Theatre, Broadstairs	01843 863701

Local Attractions / Landmarks

Dreamland Amusement Park	01843 295887
Turner Contemporary Gallery, Margate	01843 233000
Shell Grotto, Margate	01843 220008
Spitfire and Hurricane Memorial Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Quex Park Museum, Birchington	01843 842168
Westwood Cross Shopping Centre	



GROUND FLOOR

Porch	
Hall	
Family Room	19'9 x 10'11 (6.02m x 3.33m)
Kitchen/Breakfast Room	15'7 x 13'6 (4.75m x 4.12m)
Dining Room	15'2 x 13'6 (4.63m x 4.12m)
Lounge	19'9 x 11'11 (6.02m x 3.63m)
Cloakroom	

FIRST FLOOR

Landing	
Bedroom 4	10'11 x 9'11 (3.33m x 3.02m)
Bedroom 2	24'1 maximum x 11'0 (7.35m x 3.36m)
En Suite Shower Room	
Bedroom 3	11'11 x 10'10 (3.63m x 3.30m)
Family Shower Room	
Main Bedroom	13'7 x 12'6 (4.14m x 3.81m)
Dressing Area	11'11 x 6'8 maximum (3.63m x 2.03m)
En Suite Bathroom	

OUTBUILDING

Room 1
Toilet

OUTSIDE

Rear Garden	
Gated Driveway	
Garage	21'0 x 8'10 (6.41m x 2.69m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: F
Tenure: Freehold

Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

