



27 Palm Bay Avenue  
Margate | Kent | CT9 3DQ

FINE & COUNTRY







# Step inside

## 27 Palm Bay Avenue

This very attractive seafront villa was originally built in the mid-1920s at the beginning of the glamorous Art Deco period and has been lovingly restored by the current owners to an exceedingly high standard. It is full of wonderful and iconic Art Deco features including fascinating coved and patterned ceilings, fireplaces, panelled doors, picture rails and the original shallow steps staircase, while still providing everything needed for modern day living including a heated swimming pool, a hot tub and a sauna.

As soon as you sweep onto the crazy paved parking area you can immediately see the external Art Deco influences with the pantile roof, chimney, curved windows and balcony. Steps lead up to French doors with full height side windows providing plenty of natural light that open into a charming lobby and leads to the impressive entrance hall. This has original American hardwood flooring that flows into the lounge and access to a guest bedroom with a picture window providing delightful sea views, that could always become an excellent office for anyone working from home.

There is an archway through to the inner hall with attractive herringbone flooring, a patterned ceiling and an original chevron glazed door that opens into the superb lounge. This light and bright room has a bay with recently installed wide full height windows to take advantage of the uninterrupted views across the greensward to the sea and a stone fireplace with an electric fire. Original folding chevron glazed panels open into the spacious dining room and when these panels are open it provides a wonderful overall entertainment space. The delightful dining room can easily sit a dozen people round the table and includes the original tiled Art Deco fireplace with an electric fire and an archway to the inner hall.

A single storey extension includes the large kitchen/breakfast room with attractive shaker style units and granite worktops housing various appliances, a central island/breakfast bar and a utility area with laundry facilities as well as a sauna. There is also an archway and steps down to a charming dual aspect sitting room with French doors to the rear terrace. This floor also includes a large storeroom that could become a study, access to a coat/boot room as well as a guest cloakroom.

A large picture window on the staircase provides plenty of natural light and wonderful views while the landing includes a fascinating patterned ceiling and a laundry cupboard. It leads to the family bathroom with a claw foot oval bath, a stunning adjacent wet room with access to the attic and a separate toilet. There are four double bedrooms including one with a vanity basin and views over the garden, another with French doors to the front balcony and the stunning first bedroom. This has a vast bay window offering a panoramic vista and banquette seating, an ensuite shower room, fitted cupboards and a door to the balcony, where you can enjoy your morning coffee revelling in the views or watch the amazing Turner-esque sunsets in the early evening.

The whole of the rear garden area is designed for leisure and pleasure with a large terrace surrounding the heated pool. There is also a covered hot tub, a large lawn bordered by delightful shrub beds and pathways to the lower garden with its impressive bird bath and another terrace area. This includes space for a barbecue, a charming summerhouse, an aqua blue painted covered eating and seating area and modern storage facilities.



















# Seller Insight

“ We fell in love with this very special property 10 years ago as we adore the Art Deco period and have thoroughly enjoyed restoring the house to its former glory, including replacing the roof, enhancing the patterned ceilings, putting in replacement windows and installing a heat pump for the swimming pool. The location is ideal with uninterrupted views across the clifftops and the sea and only a three minute walk to Palm Bay beach. At the same time we can walk into Northdown Road where you will find Tesco's and the wonderful International shop for unusual ingredients.

It is not far to the centre of Margate with its famous Main Sands, Dreamland Amusement Park and the Turner Contemporary art gallery, while the fascinating Old Town offers interesting bars and restaurants and quirky individual shops. There are also hotels in the town while for sporting enthusiasts there is a well-supported football club, a cricket and a popular tennis club and golfing aficionados can enjoy their game at the North Foreland or Birching and Westgate golf clubs. A little further afield is the Westwood Cross Shopping Centre and leisure complex with its high street stores, restaurants, Vue cinema and casino.

The main road offers easy access to the Thanet Way for London and Canterbury, while trains from Margate station can whisk you to St Pancras on the fast train in under an hour and a half. With regard to education there are a variety of good primary schools in the vicinity, while secondary education is available in Margate and Westgate with grammar and private schools in Broadstairs and Ramsgate.”\*

Note:

The Art Deco movement was also called 'style modern.' This decorative arts and architecture style originated in the 1920s and became particularly popular in the 1930s in Western Europe and the United States. Its name was derived from the 'Exposition Internationale des Arts Decoratifs et Industriels Modernes' held in Paris in 1925 when the style was first exhibited and the intention was to create a sleek and anti-traditional elegance that symbolised wealth and sophistication.

\* 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**

|                       |              |
|-----------------------|--------------|
| By Road:              |              |
| Margate Station       | 2.0 miles    |
| Dover Docks           | 24.7 miles   |
| Channel Tunnel        | 31.2 miles   |
| Canterbury            | 17.5 miles   |
| Charing Cross         | 78.5miles    |
| Gatwick Airport       | 81.2 miles   |
| By Train from Margate |              |
| St. Pancras           | 1hr 28 mins  |
| Ashford International | 48 mins      |
| Canterbury            | 31 mins      |
| London Charing Cross  | 2 hr 06 mins |
| London Victoria       | 1hr 49 mins  |

**Healthcare**

|                         |              |
|-------------------------|--------------|
| Bethesda Medical Centre | 01843 209300 |
| Northdown Surgery       | 01843 231661 |
| Limes Medical Centre    | 01843 222788 |
| QEQM Hospital, Margate  | 01843 225544 |

**Leisure Clubs & Facilities**

|                                    |              |
|------------------------------------|--------------|
| Cliftonville Indoor Bowls Club     | 01843 227083 |
| Cliftonville Outdoor Bowls Club    | 07958 954455 |
| Strokes Adventure Golf             | 01843 294970 |
| Birchington and Westgate Golf Club | 01843 831115 |
| North Foreland Golf Club           | 01843 862140 |
| Bannatynes Health Club             | 01843 600606 |
| Margate Football Club              | 01843 221769 |
| Margate Tennis Club                | 01843 220892 |
| Margate Cricket Club               | 07831 386112 |
| Royal Temple Yacht Club, Ramsgate  | 01843 591766 |

**Entertainment**

|                                   |              |
|-----------------------------------|--------------|
| Carlton Cinema Westgate           | 01843 834290 |
| Vue Cinema Complex and Casino     | 01843 579999 |
| Sarah Thorne Theatre, Broadstairs | 01843 863701 |
| Colina Restaurant                 | 01843 661313 |
| La Trattoria                      | 07599 276929 |

**Education**

|   |              |
|---|--------------|
| Primary Schools:                        |              |
| Cliftonville Primary                    | 01843 227575 |
| Palm Bay Primary Academy                | 01843 290050 |
| SalmeStone Primary                      | 01843 220949 |
| Wellesley Hadden Dene Prep              | 01843 862991 |
| St. Lawrence Junior                     | 01843 587666 |
| Secondary Schools:                      |              |
| Hartsdown Academy                       | 01843 227957 |
| Ethelbert School                        | 01843 831999 |
| Ursuline College                        | 01843 834431 |
| Chatham and Clarendon Grammar, Ramsgate | 01843 591075 |
| Dane Park, Grammar, Broadstairs         | 01843 864941 |
| St. Lawrence College (Senior)           | 01843 587666 |

**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         |              |



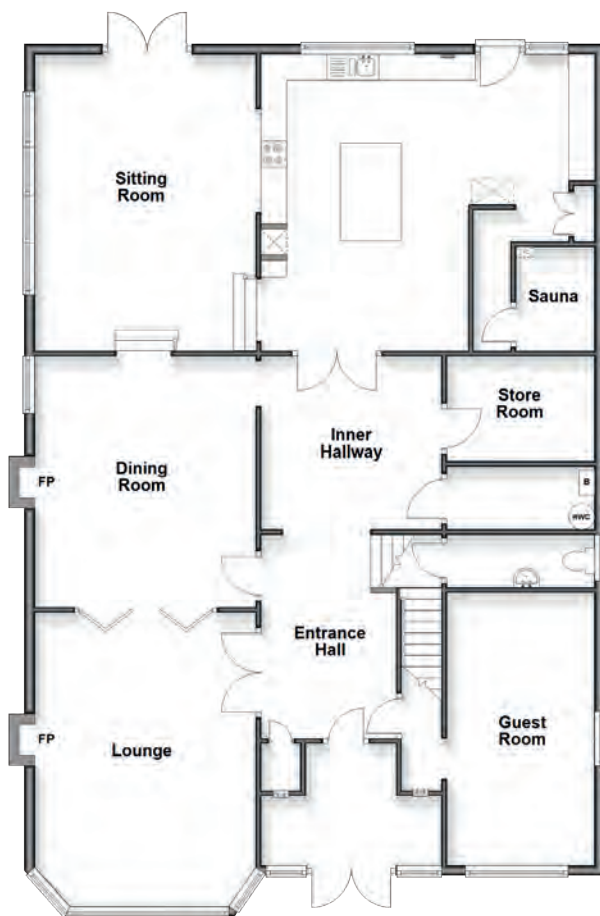




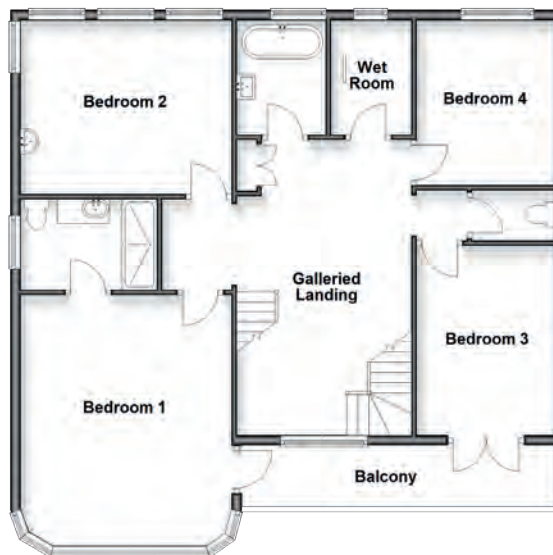




**Split Level Lower Ground Floor**  
Approx. 180.9 sq. metres (1947.7 sq. feet)



**First Floor**  
Approx. 99.6 sq. metres (1072.4 sq. feet)



**Outbuilding**  
Approx. 16.3 sq. metres (175.0 sq. feet)



## GROUND FLOOR

|                        |                             |
|------------------------|-----------------------------|
| Lobby                  | 10'1 x 7'9 (3.08m x 2.36m)  |
| Entrance Hall          | 12'8 x 7'7 (3.86m x 2.31m)  |
| Guest Bedroom          | 18'0 x 9'1 (5.49m x 2.77m)  |
| Cloakroom              |                             |
| Lounge                 | 18'8 x 14'1 (5.69m x 4.30m) |
| Dining Room            | 15'6 x 13'9 (4.73m x 4.19m) |
| Inner Hall             | 11'4 x 10'9 (3.46m x 3.28m) |
| Coat/boot room         |                             |
| Store Room             | 8'9 x 6'5 (2.67m x 1.96m)   |
| Kitchen/Breakfast Room | 18'7 x 13'0 (5.67m x 3.97m) |
| Utility Room           | 11'9 x 8'1 (3.58m x 2.47m)  |
| Sitting Room           | 18'7 x 13'7 (5.67m x 4.14m) |

## FIRST FLOOR

|                   |                             |
|-------------------|-----------------------------|
| Galleried Landing |                             |
| Bedroom 1         | 16'1 x 13'5 (4.91m x 4.09m) |
| En Suite Bathroom |                             |
| Balcony           |                             |
| Bedroom 2         | 12'5 x 12'5 (3.79m x 3.79m) |
| Family Bathroom   |                             |
| Wet Room          |                             |
| Bedroom 4         | 10'9 x 8'7 (3.28m x 2.62m)  |
| Bedroom 3         | 13'9 x 11'7 (4.19m x 3.53m) |
| Separate Toilet   |                             |

## OUTBUILDING

Room 1  
Covered seating area

## OUTSIDE

Rear Garden  
Swimming Pool  
BBQ Area  
Driveway

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    | 75 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Council Tax Band: G  
Tenure: Freehold



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