



7 Pembroke Avenue
Westbrook | Margate | Kent | CT9 5EA

FINE & COUNTRY



Step inside

7 Pembroke Avenue

Situated in a very popular and spacious avenue that leads straight to the seafront is this particularly classy detached property with a useful ground floor annexe. It has been expertly redesigned and completely refurbished from top to bottom by the highly experienced owners and is just ready for a new family to walk straight in and do nothing but install their furniture. Indeed, if they didn't even want to do that, there is the possibility of purchasing the property with virtually all the contents.

Whether you are looking for a permanent home or an exceptional contemporary weekend retreat and seaside holiday home this place has it all. Set well back from the road it includes a very long granite gravel driveway where you can park numerous vehicles and a porcelain pathway, flanked by lawns and shrub borders, leading to the covered porch and the impressive contemporary sculptured front door.

This opens directly into a charming dual aspect reception hall with a large picture window into the sitting room. It has delightful views over the front garden and would be very useful for anyone who works from home as business visitors do not need to venture any further into the private areas of the property.

French doors open into the relaxing sitting room with built in low cupboards and a gorgeous brick fireplace with a two-way log burner and leads to the adjacent games room that includes a built in bar and also benefits from the two-way log burner. This has stairs to the first floor, access to a lobby with storage facilities and an external door as well as a door to a very smart bedroom suite.

While this room makes an excellent main bedroom it is also ideal for guests or family members who find the stairs difficult. It includes fitted wardrobes and a simply stunning en suite with an oval stand-alone bath incorporating a built in TV at one end so you can soak in the bath watching your favourite programmes. There is also a trendy walk-in double shower, a curved vanity unit and fitted cupboards.

The dining room includes access to the utility room with stand-alone laundry facilities and cloakroom as well as a door to the driveway and double doors to the stunning kitchen/breakfast room. This light and bright room has a large lantern skylight and white flat fronted units housing an induction hob, a built in oven and microwave and an integrated dishwasher. There is also an American fridge freezer, a large and very useful angled pantry and a smart black central island/breakfast bar.

Although the annexe has a separate front door that opens from the driveway, there is also access from the kitchen. It has a delightful open plan living area and kitchen that includes units with an oven and hob, fridge freezer and a washer/dryer as well as a shower room and a double bedroom that has French doors to the rear terrace. This would make an ideal home for elderly relatives, adult children or as a seaside holiday let.

A fascinating and original stained glass window is a feature as you walk up the stairs to the first floor and the partially vaulted ceiling landing with mirrored cupboards and loft access. Here you will find the very trendy and contemporary family bathroom with a triple sized walk-in shower, a black exterior fibreglass slipper bath and twin vanity basins. There is another contender as the main bedroom in the large dual aspect double room that includes impressive picture windows, attractive bedroom furniture and an ensuite double shower with eaves storage as well as a two further double bedrooms.

The spacious L shaped rear garden is ideal if you want something easy to look after. It includes a large terrace where you can enjoy outdoor entertaining and a level lawn surrounded by a brick wall with hanging baskets giving the area colour, together with a raised side lawn and a gate to the front of the property.













Seller Insight

“We were thrilled to have the opportunity to buy this property. It was extremely dated but had all the basics needed to enable us to create something really special such as the wonderful location only a minute's walk from the sea, a large plot and the ability to convert the garage into a charming annex. We have spent the past six months renovating the property completely and we hope that new owners will enjoy and appreciate everything we have done to create a beautiful home with plenty of flexible accommodation.

While the property will make a delightful permanent home it would also be an ideal seaside holiday retreat. It is only a very short stroll to the seafront with its wonderful walks along the greensward and the sunken gardens as well as access to the sandy beach at Westbrook Bay with its beach huts, café, toilets and lifeguards plus the Strokes 18 hole adventure golf course. Westbrook also includes shops for daily essentials as well as hair and beauty salons plus a bowls club and tennis courts for sporting activities.

It is less than a mile to Margate station where the fast train to London takes under an hour and a half. There is also the famous Margate Main Sands, Dreamland Amusement Park and the Turner Contemporary art gallery, while the fascinating Margate Old Town offers interesting bars and restaurants and quirky individual shops and, for sporting enthusiasts, there is a well-supported football club, a cricket and tennis club.

A little further afield is the Westwood Cross Shopping Centre and leisure complex with its high street stores, restaurants, Vue cinema and casino, while Westgate is only about a mile away. It includes a delightful and inexpensive cinema, canopy covered independent shops and restaurants, a station as well as the Birchington and Westgate golf club and St Mildreds and West Bay beaches.

The main road offers easy access to the Thanet Way for London and Canterbury and there is excellent primary and secondary education also available in Westgate, Broadstairs and Ramsgate, including both private and grammar schools.”*

* 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.

Annexe



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Travel

By Road	
Margate Station	0.8 miles
Dover Docks	25.0 miles
Canterbury	15.1 miles
Channel Tunnel	31.5 miles
Charing Cross	76.4 miles
Gatwick Airport	78.7 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

Leisure Clubs & Facilities

Strokes Adventure Golf	01843 294970
Westbrook Bowling Club	01843 220185
Birchington and Westgate Golf Club	01843 831115
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

Healthcare

Garlinge Surgery
Limes Medical Centre
QEQM Hospital, Margate

Education

Primary Schools:
Garlinge Primary
Cliftonville Primary
Salvestone Primary
Wellesley Haddon Dene
St. Lawrence Junior
Secondary Schools:
King Ethelbert
Ursuline College
Chatham and Clarendon Grammar, Ramsgate
Dane Park, Grammar, Broadstairs
St. Lawrence College (Senior)

01843 255693
01843 222788
01843 225544

01843 221877
01843 227575
01843 220949
01843 862991
01843 587666

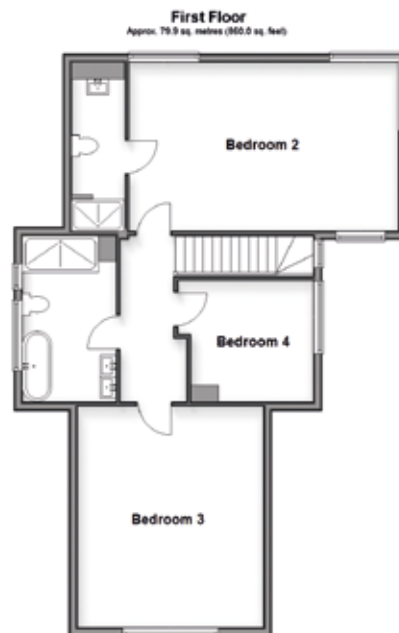
01843 831999
01843 834431
01843 591075
01843 864941
01843 587666

Entertainment

Vue Cinema Complex and Casino	01843 579999
Carlton Cinema Westgate	01843 834290
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
Dickens House Museum, Broadstairs	01843 863453
Quex Park Museum, Birchington	01843 842168
Westwood Cross Shopping Centre	



GROUND FLOOR

Reception Hall	22'4 x 6'8 (6.81m x 2.03m)
Sitting Room	22'4 x 13'5 (6.81m x 4.09m)
Games Room	22'4 x 12'8 (6.81m x 3.86m)
Dining Room	11'6 x 10'8 (3.51m x 3.25m)
Kitchen/Breakfast Room	20'0 (6.10m) narrowing to 16'7 (5.06m) x 14'4 (4.37m)
Utility Room	
Main Bedroom	17'7 x 12'9 (5.36m x 3.89m)
En Suite Bath/Shower Room	14'6 x 7'9 (4.42m x 2.36m)
Side Lobby	7'9 x 5'6 (2.36m x 1.68m)
Annexe Living Area	20'2 x 9'7 (6.15m x 2.92m)
Annexe Kitchen	8'2 (2.49m) narrowing to 6'1 (1.86m) x 6'5 (1.96m)
Annexe Bedroom	15'7 (4.75m) narrowing to 8'9 (2.67m) x 9'4 (2.85m)
Annexe Shower Room	

FIRST FLOOR

Landing	
Bedroom 2	20'6 x 12'9 (6.25m x 3.89m)
En Suite Shower Room	
Family Bath/Shower Room	12'7 x 7'1 (3.84m x 2.16m)
Bedroom 4	9'4 x 9'3 (2.85m x 2.82m)
Bedroom 3	16'9 x 14'3 (5.11m x 4.35m)

OUTSIDE

Rear Garden
Front Garden
Driveway

Council Tax Band: F
Tenure: Freehold



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