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- Charterhouse

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Pembroke Avenue, Margate, Kent

Offers Over £835,000

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### DESCRIPTION

ANNEX PLUS SELF CONTAINED CABIN Your Move are delighted to market this beautiful 1926 coach house which is located in one of Westbrook's most sought after Avenue's just yards from the award winning beach. This home has the perfect blend of period charm with modern design from original wooden doors through to the open plan lounge/diner with its Amtico flooring and a wall of bifolding doors allowing complete enjoyment of the mature garden. It also benefits from having solar panels which produce on average £2000 per annum with a 15 year term remaining plus a water softener, water filter tap and alarm system to name but a few. This home is also a fabulously versatile space and with 2 offices its perfect for those working from home or if Airbnb is of interest then there is The Cabin which is self contained and has its own kitchen and bathroom and accessed via the side entrance. For those with family members or guests needing space then the annex with its own staircase, ensuite and private balcony is the perfect setting. The main part of the house has 3 double bedrooms and a large modern family bathroom with the potential of easily creating an additional balcony to the rear with the relevant permissions, to enjoy Margate's famous sunsets. If that isn't enough then the loft space could also be converted with the relevant permissions. There is a well designed modern solid wood kitchen with range cooker and a separate utility room. Externally this home has a lovely mature front garden with a pond and original lantern with a gated drive and gated side access to the inner courtyard and rear garden. The sunny secluded enclosed rear garden is ideal for entertaining but also has a sectioned vegetable patch and greenhouse. This home really needs to be viewed to appreciate all it has to offer and its versatility so call today to view on 01843 291777. EPC TBC

### ENTRANCE LOBBY

Via the original wooden door with an under stairs storage area and access to the downstairs wc and further original wooden and glass panelled door to the entrance hall.

### DOWNSTAIRS WC

Via a wood door with an obscured double glazed leaded light window to the front, low level wc, hand wash basin, tiled walls and floor, storage cupboards.

### ENTRANCE HALL

Tiled flooring, radiator, plate rack, telephone point, downlights.

### STUDY/RECEPTION ROOM

Currently used as an office could be a play room or downstairs bedroom moving forward. With a double glazed leaded light bay window to the front with fitted blinds, original floorboards, feature fireplace, picture rail, telephone point.

### LOUNGE AREA

Large open plan L shaped room which leads through to the dining area with matching Amtico flooring, cast iron

wood burner, LED downlights, picture rail, anthracite cast iron radiator, tv point.

### LOUNGE/DINING AREA

Open plan with a wall of anthracite bifolding doors and further half wall leading into the garden, ceiling lantern creating further light, Venetian polished plaster feature wall, two cast iron anthracite radiators, tv point, LED downlights.

### KITCHEN

With a double glazed leaded light window and a double glazed stable door to the inner courtyard and a feature leaded light window to the hall. A range of matching underlit wall and base units in solid wood with Corian worktops and upstands, complimenting sink with Franke triflow water filter tap. Belling range gas cooker with extractor over, Samsung American fridge/freezer. Tiled floor, LED downlights, TV and telephone points, thermostat.

### UTILITY ROOM

With a double glazed leaded light window to the rear, a range of matching wall and base units in a gloss white finish with mottled worktops. Stainless steel sink and drainer, washing machine and tumble dryer, tiled floor.

### OFFICE

With a double glazed leaded light window and door to the inner courtyard, smoke alarm, carpeted, radiator, telephone point and further storage area which is 1.78 x 1.53 metres

### FIRST FLOOR LANDING

Via a carpeted, wooden balustrade staircase with double glazed leaded light window to the front with window seat, smoke alarm, loft hatch, picture rail, thermostat for the underfloor heating in the bathroom

### LOFT

With fitted ladders, lighting, boarded, housing the Valliant pressurized boiler but there is also a tank which has a diverter so that it can be powered by the solar panels.

### BEDROOM

Via a wooden door with a double glazed leaded light window and door to the rear which leads onto the extended roof which could be converted into a large balcony. Venetian plastered feature wall, built in mirror wardrobes, carpeted, tv and phone points, radiator, 2 overhead lights and a ceiling fan.

### POTENTIAL BALCONY

Accessed via the door from the bedroom and could provide a large sunny westerly facing balcony.

### BEDROOM

Via a wooden door with a double glazed leaded light window to the front, Venetian plastered feature wall, carpeted, radiator, 2 overhead lights.

### BEDROOM

Via a wooden door with a leaded light double glazed window to the rear with fitted blinds, carpeted, tv point, radiator, built in mirrored wardrobe.

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### BATHROOM

Via a wooden door with a Velux window plus 2 double glazed obscured leaded light windows to the side. Tiled walls and floor with underfloor heating, a large walk in shower with rainfall shower and additional spray, sink into vanity unit, bidet and low level wc, freestanding bath with traditional taps, 2 cast iron radiators with towel rails, free standing white storage unit, downlights.

### ANNEX STAIRCASE

Separate carpeted staircase with a double glazed leaded light window to the rear.

### BEDROOM

Via a wooden door with leaded light double glazed window to the front plus velux window. Radiator, tv point and carpeted. Double glazed leaded light door to the balcony. Door to ensuite

### ENSUITE BATHROOM

Via a wooden door, tiled floor and walls, double glazed obscured leaded light window to the rear, panelled bath with Mira shower over, low level wc, pedestal wash basin, radiator.

### BALCONY

Balustrades and artificial grass to the rear overlooking the rear garden.

### FRONT GARDEN

Gated entrance with a walled front and a block paved drive providing off street parking for several vehicles, original lantern, pond, lawned area plus mature shrubs, outside lights, gated side access with entry to The Cabin and rear garden.

### INNER COURTYARD

Block paved with outside tap and light, log store, further gate to rear garden.

### REAR GARDEN

Sunny secluded and enclosed, mainly laid to lawn with mature trees, plants and shrubs, block paved patio area's, 3 sheds, under cover BBQ/bike and storage area, sectioned vegetable patch with green house, outside tap and lights.

### THE CABIN

Ideal for Airbnb or Family members/guest accommodation. With double glazed French doors and windows with fitted blinds plus Velux windows. Power and lighting with a carpeted lounge area with wired smoke alarm to the main house, and entry phone to front gate. Kitchen area with freestanding electric cooker and fridge, stainless steel sink and drainer, tiled floor. Bathroom with a shower cubicle with Mira shower, low level wc, sink into vanity unit, extractor, downlights, coving, heated chrome towel rail. To the front there is a decked veranda and access to the garden.

### LOCATION

Located in one of the most sought after Westbrook Avenues and just a 2 minute walk to the cliff tops and Westbrook's sandy award winning beach with family facilities. Under a mile

to Margate's railway station and the iconic Dreamland. The Thanet Way for those commuting is just a short drive. The local shops are just a short stroll and there is even a golf course within walking distance.

### DIMENSIONS

Downstairs Wc - 1.98m x 0.79m (6'6" x 2'7")

Study/Reception Room - 3.66m x 3.36m (12'0" x 11'0")

Lounge Area - 4.62m x 3.65m (15'2" x 12'0")

Lounge/Dining Area - 6.71m x 6.52m (22'0" x 21'5")

Kitchen - 6.36m x 2.90m (20'10" x 9'6")

Utility Room - 2.48m x 2.14m (8'2" x 7'0")

Office - 3.70m x 2.56m (12'2" x 8'5")

Bedroom - 4.85m x 3.69m (15'11" x 12'1")

Bedroom - 4.22m x 3.35m (13'10" x 11'0")

Bedroom - 3.66m x 2.99m (12'0" x 9'10")

Bathroom - 4.18m x 1.96m (13'9" x 6'5")

Bedroom - 4.33m x 3.57m (14'2" x 11'9")

Ensuite Bathroom - 1.95m x 1.91m (6'5" x 6'3")

The Cabin - 7.19m x 3.78m (23'7" x 12'5")





Approximate total area<sup>(1)</sup>  
 2416.13 ft<sup>2</sup>  
 224.47 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Draft Details**

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

**Fixtures & Fittings**

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

**Services Connected**

Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

**All Measurements**

All Measurements are Approximate



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