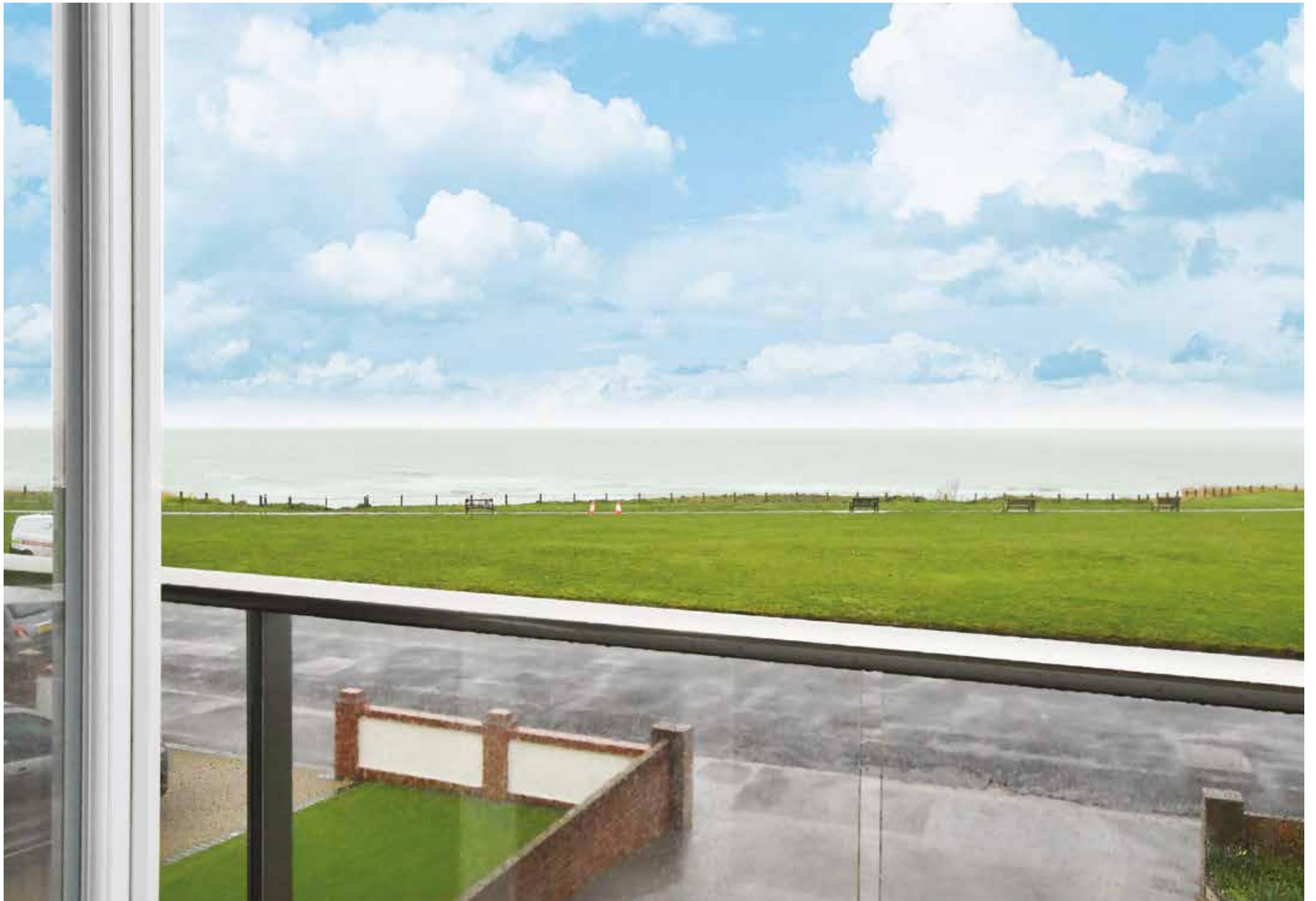




Blue Horizon  
50 Royal Esplanade | Margate | Kent | CT9 5EN



# Step inside

## Blue Horizon

With stunning and uninterrupted views over Westbrook Bay, this superb seafront residence is located along the prestigious Royal Esplanade. Originally believed to have been built in the 1960s it features very spacious rooms, an impressive indoor swimming pool and a newly fitted kitchen/diner.

A wide driveway, bordered by a charming landscaped front garden with colourful shrub beds and a shale covered seating area, provides plenty of off road parking. It is at this stage that you can appreciate the smart and contemporary weatherboard exterior of the property with its chrome and glass balcony and wide picture windows. The front door opens into a useful porch and leads to the hall with a coat cupboard and cloakroom.

The vast L-shaped lounge has lovely sea views and a modern log burner style gas fire as a central feature as well as French doors that open into the magnificent conservatory. This has windows along two sides and a wall of glass bi-fold doors opening onto the swimming pool room that is positioned below a high atrium. The bi-folds enable you to close the pool off for safety and warmth while still being able to watch friends and family enjoying a swim. Alternatively, you can have the bi-folds open and enjoy the relaxing pool atmosphere in the summer months. This feeling can be increased during the warmer weather as you can also open a veritable wall of patio doors that lead from the swimming pool to the south facing terrace. A very smart cloakroom completes the pool facilities while direct access to the fitted utility room also provides an excellent changing room.

Continuing the 'spacious rooms' theme is the impressive and beautifully proportioned new kitchen/diner with hard wearing wood effect laminate flooring. At least ten to a dozen people can sit down to a meal in the dining area and enjoy the superb vista across the clifftops to the sea through the enormous picture window that virtually spans the width of the room. The kitchen area includes a Rangemaster cooker and attractive flat fronted units housing a fridge and a dishwasher while additional appliances are available in the adjacent utility room.

On the first floor there is a family bathroom with a bath and separate shower as well as four large double bedrooms. There is one that overlooks the garden and includes plenty of fitted storage while the other three offer a panoramic vista round to St Mildred's Bay on one side and Margate Main Sands on the other. These views are enhanced even further in the principal bedroom as it features French doors to a balcony where you can enjoy your morning coffee or an evening night cap relishing the sea views, the starlight and the 'Turneresque' sunsets. This suite also includes a contemporary en suite shower room and a very spacious dressing room or fifth bedroom/nursery.

The secluded south facing rear garden includes the terrace that spans the width of the property and is ideal for enjoying the sunshine and outdoor entertaining. It leads to a well-manicured lawn surrounded by shrub borders and high hedging with access to the pool house and a garden storage shed.











# Seller Insight

“ This has been a wonderful seaside home for the past 14 years and, during our time here, we have enjoyed upgrading the property and creating the charming garden. We love the area and will continue to live nearby but we feel it is time to downsize. The location is wonderful with direct access to the clifftop and the friendly beach that the grandchildren love. It also has a slipway so you can launch a boat and the vast grassy clifftop is ideal for a brisk walk with the dog or a cycle ride.

Westgate town centre is nearby with its unique parade of individual, canopied shops as well as a variety of restaurants including the Michelin recommended Quince. There are also the Blue Flag St Mildred's and West Bay beaches as well as primary education and two nearby secondary schools. A very good and inexpensive local Grade II Listed cinema provides excellent entertainment and there is also a bowls and tennis club while the Westgate and Birchington golf club is easily accessible. It is just a two minute drive to Westgate station where you can catch the fast train to London.

Margate with its Turner Gallery, Old Town and Dreamland is about a mile away while it is not far to the Westwood Cross shopping centre with its high street stores, restaurants, cinema complex and 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

By Road:	
Westgate Station	0.8 miles
Dover Docks	24.8 miles
Channel Tunnel	31.3 miles
Canterbury	14.9 miles
Gatwick Airport	78.5 miles
Charing Cross	76.2 miles
By Train from Westgate:	
High-Speed St. Pancras	1hr 40 mins
London Charing Cross	2hrs 02mins
London Victoria	1hr 52mins

### Leisure Clubs & Facilities

Westgate and Birchington Golf Club	01843 831115
North Foreland Golf Club	01843 862140
Margate Football Club	01843 221769
Strokes Adventure Golf	01843 571867
Westbrook Games Centre	0330 5519496
Royal Temple Yacht Club	01843 591766

### Healthcare

Westgate Practice	01843 831335
Garlinge Surgery	01843 255693
QEQM Hospital, Margate	01843 225544

### Education

Primary Schools:	
St. Saviour's Junior School	01843 831707
St. Crispin's Community Primary	01843 832040
Chartfield School	01843 831716
Wellesley Hadden Dene	01843 862991
St. Lawrence Junior	01843 587666
Secondary Schools:	
King Ethelbert School	01843 831999
Ursuline College	01843 834431
Chatham House Grammar, Ramsgate	01843 591075
Clarendon House Grammar, Ramsgate	01843 591074
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666

### Entertainment

Carlton Cinema	01843 832019
Vue Cinema Complex and Casino	01843 579999
Sarah Thorne Theatre, Broadstairs	01843 863701
Granville Theatre, Ramsgate	01843 591750
The Smugglers Restaurant	01843 841185
West Bay Café, Westgate	01843 831791
Quince	

### Local Attractions / Landmarks

Dreamland Amusement Park	01843 295887
Quex Park Museum, Birchington	01843 842168
Turner Contemporary Gallery, Margate	01843 233000
Shell Grotto, Margate	01843 220008
Spitfire and Hurricane Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Dickens House Museum, Broadstairs	01843 863453
Dreamland	01843 295887
Westwood Cross Shopping Centre	

**Ground Floor**  
Approx. 200.5 sq. metres (2158.5 sq. feet)



**First Floor**  
Approx. 94.3 sq. metres (1018.2 sq. feet)



**GROUND FLOOR**

- Porch
- Hall
- Cloakroom 1
- Kitchen/Diner 17'0 x 15'7 (5.19m x 4.75m)
- Lounge (L-shaped) 23'5 x 12'9 (7.14m x 3.89m) plus 12'2 x 7'9 (3.71m x 2.36m)
- Conservatory 19'9 x 14'4 (6.02m x 4.37m)
- Swimming Pool Room 33'7 x 24'7 (10.24m x 7.50m)
- Cloakroom 2
- Utility 16'10 x 10'9 (5.13m x 3.28m)

**FIRST FLOOR**

- Landing
- Principal Bedroom 16'11 x 15'7 (5.16m x 4.75m)
- Dressing Room 10'10 x 9'1 (3.30m x 2.77m)
- En Suite Shower Room 7'6 x 7'3 (2.29m x 2.21m)
- Balcony
- Bedroom 2 13'11 x 12'2 (4.24m x 3.71m)
- Bedroom 3 12'5 x 9'9 (3.79m x 2.97m)
- Bedroom 4 10'10 x 10'9 (3.30m x 3.28m)
- Family Bath/Shower Room 7'5 x 6'10 (2.26m x 2.08m)

**OUTSIDE**

- Rear Garden
- Front Garden
- Driveway



Council Tax Band: G  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed



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