



2 Fairfield Mansions
Fifth Avenue | Cliftonville | Margate | Kent | CT9 2JL

 FINE & COUNTRY



Step inside

2 Fairfield Mansions

A rare opportunity to acquire a first floor residence of distinction within one of the coastline's most storied buildings. Originally constructed between 1800 and 1911 as the grand private seaside estate known as The Hollies, this remarkable home blends timeless architectural heritage with contemporary refinement.

The apartment has been beautifully reimaged for modern living, offering two luxurious bedroom suites, each thoughtfully designed to provide an atmosphere of calm, comfort and privacy. Both bedrooms feature their own elegantly appointed en suite bathrooms and enjoy direct access to a private balcony, allowing natural light to pour in and creating a seamless connection between indoor tranquillity and outdoor relaxation. Whether stepping out for morning air or unwinding at the end of the day, the balconies elevate each bedroom into a personal retreat. Complementing these spaces is a dedicated study—ideal for remote work, reading, or quiet contemplation—ensuring the home caters effortlessly to both lifestyle and practicality.

The elegant lounge flows naturally into a defined dining area, creating an inviting space for both intimate evenings and sophisticated entertaining. The beautifully appointed living spaces form the elegant heart of the home, designed for both refined entertaining and relaxed everyday living. Generous proportions, abundant natural light, and a seamless flow of space create an inviting atmosphere that feels both sophisticated and effortlessly comfortable. Full height doors open directly onto a private balcony, extending the living space outdoors and framing captivating sea views—a serene backdrop for morning coffee, evening unwinding, or hosting guests against the ever changing coastal horizon.

The spacious kitchen has been crafted as a centrepiece of modern living, combining refined aesthetics with exceptional practicality. Sleek cabinetry, premium finishes and a full suite of integrated appliances create a streamlined, contemporary environment that is as impressive to look at as it is effortless to use. Generous work surfaces and intelligent layout design make the space ideal for both everyday cooking and more ambitious culinary occasions. Discreetly positioned nearby, the separate utility room enhances the home's sense of calm and organisation, providing dedicated space for laundry and household essentials—ensuring that day to day living remains beautifully uncluttered and entirely stress free.

To the rear, an additional private balcony offers a peaceful outdoor escape, perfectly positioned for moments of quiet relaxation. Sheltered from the coastal bustle, it provides an intimate setting to enjoy fresh air, morning light, or an evening drink in complete privacy—an ideal extension of the home's calm, elegant living environment.

A residence of rare character, where period grandeur meets contemporary luxury.





Seller Insight

“Living at Fairfield Mansions has been a truly special experience—one defined by coastal beauty, everyday convenience, and the unique charm that Cliftonville offers. Set along the elegant and sought after Fifth Avenue, the building itself carries a sense of grandeur and history that you feel the moment you arrive. It’s a place that immediately feels welcoming, yet quietly impressive.

One of the things I’ve loved most is how close everything is. Just a short walk away, you’ll find a great selection of local shops, independent cafés, and friendly neighbourhood businesses that give the area its character. Whether it’s picking up fresh bread in the morning, browsing vintage stores, or enjoying a relaxed coffee, the essentials—and the little pleasures—are all right on the doorstep.

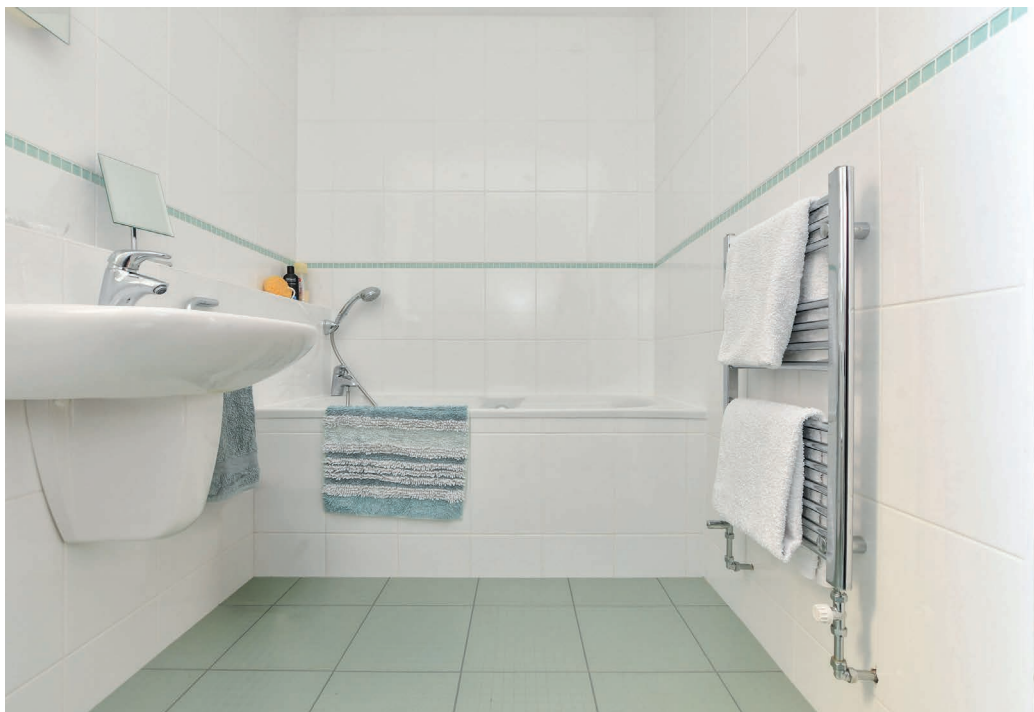
Daily life is made even easier with excellent amenities nearby, including supermarkets, pharmacies, and leisure facilities. For those who commute or like to explore, travel connections are very convenient: Margate station offers direct trains to London, and local bus routes make it simple to reach Broadstairs, Ramsgate, and beyond.

Of course, the coastline is the true jewel of living here. Walpole Bay is just moments away—a beautiful stretch of coast with its iconic tidal pool, perfect for sea swimming, peaceful walks, or simply watching the waves roll in. The wider beaches of Cliftonville and Margate offer golden sands, dramatic skies, and some of the most breathtaking sunsets you’ll ever see. It’s a luxury to have this natural beauty so close, and it becomes part of your daily rhythm.

There is always something to enjoy in the area. From the cultural energy of the Turner Contemporary and the creative buzz of Margate’s Old Town to the growing number of restaurants, bars, and boutique shops, there’s a wonderful mix of relaxation and vibrancy. Coastal paths, cycle routes, and scenic viewpoints offer endless opportunities to get outdoors, while local events and festivals bring a real sense of community.

Fairfield Mansions has been more than just a home—it has offered a lifestyle shaped by the sea, supported by convenience, and enriched by a neighbourhood full of character and things to discover. It’s a place I’ve truly loved living in, and one I will always remember fondly.”*

* 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	1.7 miles
Canterbury	17.3 miles
Dover Docks	26.2 miles
Channel Tunnel	34.0 miles
Charing Cross	78.5 miles
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

Sturry Cricket Club	01227 713894
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	01843 591766

Education

Primary Schools:	
Cliftonville Primary	01843 227575
Palm Bay Primary Academy	01843 290050
Salmestone Primary	01843 220949
Wellesley Hadden Dene Prep	01843 862991

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

Entertainment

Carlton Cinema Westgate	01843 834290
Vue Cinema Complex and Casino	01843 579999
Sarah Thorne Theatre, Broadstairs	01843 863701
Colina Restaurant	01843 661313
Olbys	01843 448595
Buoy and Oyster	01843 446631
Olivo	07462 917242

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	

First Floor

Approx. 156.8 sq. metres (1688.3 sq. feet)
(excluding Balcony, Balcony)



FIRST FLOOR

Entrance Hall	7'7 x 7'2 (2.31m x 2.19m)
Lounge	17'4 into bay x 13'10 (5.29m x 4.22m)
Kitchen	15'1 x 13'10 (4.60m x 4.22m)
Study	9'11 x 7'5 (3.02m x 2.26m)
Utility Room	9'11 x 6'1 (3.02m x 1.86m)
Principal Bedroom	15'7 x 14'2 (4.75m x 4.32m)
En Suite Bathroom	12'2 x 9'11 (3.71m x 3.02m)
Balcony	38'7 x 4'8 (11.77m x 1.42m)
Cloakroom	
Dining Area	17'5 x 14'2 (5.31m x 4.32m)
Bedroom 2	14'7 x 13'10 (4.45m x 4.22m)
En Suite Bathroom	10'2 x 5'11 (3.10m x 1.80m)
Balcony	28'4 x 5'1 (8.64m x 1.55m)

Council Tax Band: B
Tenure: Share of Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 09.06.2026



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