



Princess Margaret Avenue, Cliftonville, Margate



39 Princess Margaret Avenue  
Cliftonville  
Margate  
Kent  
CT9 3EQ



## Description

### Ground Floor

- Entrance Hall
- Kitchen/Diner  
20'1 x 12'4  
(6.12m x 3.76m)
- Lounge  
24'5 x 20'1  
(7.44m x 6.12m)
- Shower Room  
10'01 x 5'05  
(3.07m x 1.65m)
- Utility Room  
10'0 x 5'6  
(3.05m x 1.68m)

### External

- Front/Driveway
- Tandem Garage  
29'9 x 7'11  
(9.07m x 2.41m)
- Rear Garden
- Pool House  
10'10 x 5'8  
(3.30m x 1.73m)

### First Floor

- Bedroom  
18'1 x 12'2  
(5.51m x 3.71m  
plus built-in  
wardrobes)
- Bedroom  
11'3 x 9'11  
(3.43m x 3.02m)
- Bedroom  
10'4 x 10'1  
(3.15m x 3.07m  
plus built-in  
wardrobe)

## Property

This well-presented 4 bedroom detached home is located on a large plot in the sought after Princess Margaret Avenue. The property is set back from the road enjoying a spacious frontage boasting off street parking for multiple cars leading to a tandem garage.

Internally on the ground floor you will find an entrance porch, large hallway with heated cloaks cupboard, shower room, a modern fitted kitchen presenting a granite worktop and grey quartz floor tiles with integrated fridge/freezer, 2 NEFF ovens one which is also a microwave with a plate warmer and a Bosch dishwasher. The lounge has been remodelled and now offers a large open space with patio doors leading to the private garden. To the back of the tandem garage is a room currently used as a store but has previously been used as a pool changing room and sauna room.

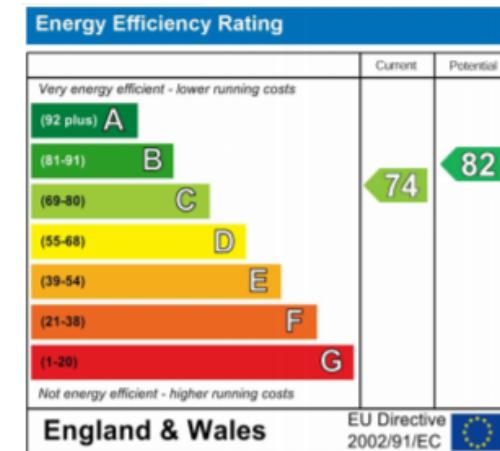
On the first floor you have 4 generous sized bedrooms, three boasting built-in wardrobes plus a family bathroom. At the rear you have a lovely sized private garden which enjoys the sun all day with a heated swimming pool to make the most of those summer BBQ's! Furthermore, there is a pool house at the end of the garden which stores the heating system and garden tools. The property benefits from covered side access with power and lighting. This home has been well cared for over the years of ownership and in our opinion would make a fantastic family home which is a stone's throw from the beautiful beaches.



## Location

Palm Bay is situated in a sought-after location which is only a short walk to the seafront with fantastic views and cliff top walks, it also enjoys being less than a 10 minute stroll from the 'Blue Flag Awarded Beach, Botany Bay. Palm Bay holds a small row of shops and a regular bus service across Thanet and the wider area. Margate is approximately two miles away with the Turner Contemporary art gallery and Margate's Old Town with its piazza, cafes, restaurants and harbour arm. Margate railway station offers fast services to Kings Cross, St. Pancras. There are also good road links to London via the A299 Thanet Way and M2 Motorway.





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In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)