



35 Windsor Avenue, Margate, CT9 2NE

Guide Price £500,000

## 35 Windsor Avenue, Margate, CT9 2NE

An extremely well-presented and spacious 6-bedroom Edwardian-style end of terrace property, ideal for families seeking a period home with modern comforts. Set back from the road, it features a paved front courtyard and attractive kerb appeal.

Inside, a bright and airy entrance hallway sets the tone. The bay-fronted living room is perfect for family time or cosy nights in, complete with a log-burning stove.

At the heart of the home is a large kitchen/dining room, fitted with Shaker-style units, timber worktops, and a double butler sink. French doors open to the rear garden—ideal for entertaining. The dining room, currently used as a study, enjoys a rear-facing bay window. A downstairs shower room adds practicality.

The first floor has four bedrooms—three doubles and a single—many with period fireplaces. The smaller bedroom opens onto a front balcony, while rear bedrooms enjoy far-reaching views over Margate. A family bathroom and separate WC complete this level.

The top floor provides two more double bedrooms and eaves storage. From here, you can enjoy panoramic views across Margate, with glimpses of the coast, town, and countryside.

Outside, the rear walled garden includes a raised timber terrace, lawn, and gated side access. The quirky cellar is ideal for a studio or storage, with plenty of interesting nooks and crannies.

Margate is a vibrant seaside town known for its sandy beaches, creative community, and rich heritage. The Old Town is full of charm, with independent shops, galleries, and eateries. Nearby Northdown Road offers cafes, restaurants, bars, and bakeries. The area also benefits from well-regarded schools and strong road and rail links.

This Edwardian gem blends period charm with modern practicality, offering flexible accommodation in a popular location. Don't miss the chance to make it your home.





## GROUND FLOOR -

Entrance Hall

Living Room - 4.6m x 4.44m (15'1" x 14'7")  
into bay

Kitchen - 6.65m x 3.58m (21'10" x 11'9")

Dining Room - 4.17m x 3.99m (13'8" x 13'1")  
maximum

Shower Room - 2.82m x 1.78m (9'3" x 5'10")  
into alcove

## FIRST FLOOR -

Landing

Bedroom One - 4.65m x 4.11m (15'3" x 13'6")

Bedroom Two - 4.04m x 3.66m (13'3" x 12'0")

Bedroom Three - 3.99m x 3.48m (13'1" x 11'5")  
maximum

Bedroom Four - 2.72m x 2.11m (8'11" x 6'11")

Balcony

Bathroom - 2.69m x 1.6m (8'10" x 5'3")

WC - 1.57m x 0.84m (5'2" x 2'9")

## SECOND FLOOR -

Landing

Bedroom Five - 5.18m x 2.92m (17'0" x 9'7")  
into wardrobe

Bedroom Six - 3.51m x 2.79m (11'6" x 9'2")

Eaves Storage

## EXTERNAL -

Front Courtyard

Rear Garden

Raised Terrace

Cellar

**TENURE - Freehold**

**EPC RATING - 57 D**

**COUNCIL TAX -**

Thanet District Council

Band B (£1,735.47 PA)





**SERVICES** - All mains connections

**LISTED BUILDING** - No

**CONSERVATION AREA** - No

**PARKING** - On Street

**HEATING** -

Gas central heating, combination boiler

Electric underfloor heating in kitchen

**OUTSIDE SPACE** -

Front Courtyard, Rear Garden and Raised Terrace

**RESTRICTIONS** -

To the best of our knowledge, there are no restrictions. However, we strongly recommend verifying this information with your legal representative

**RIGHTS AND EASEMENTS** -

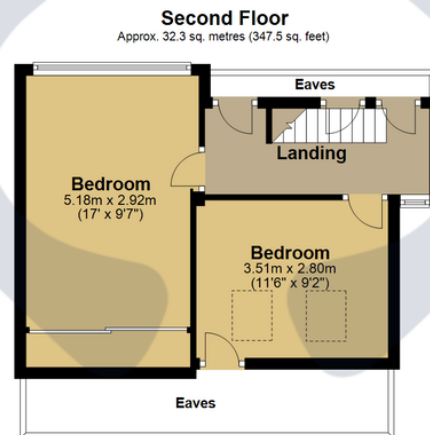
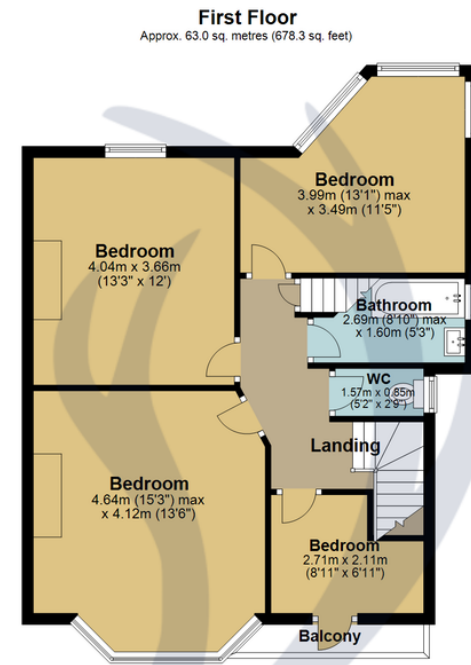
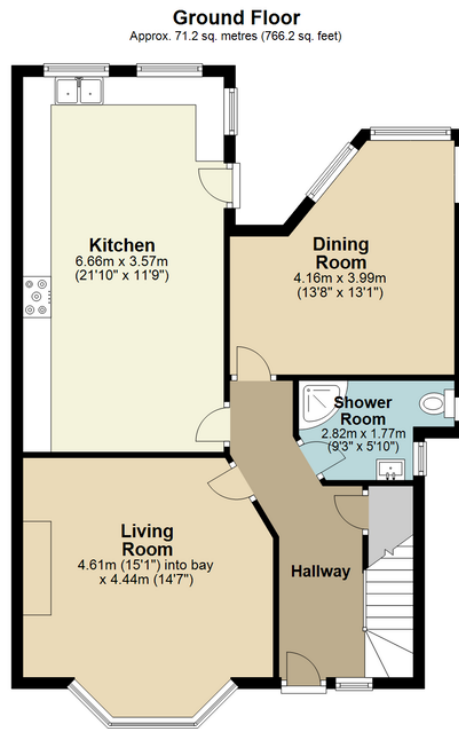
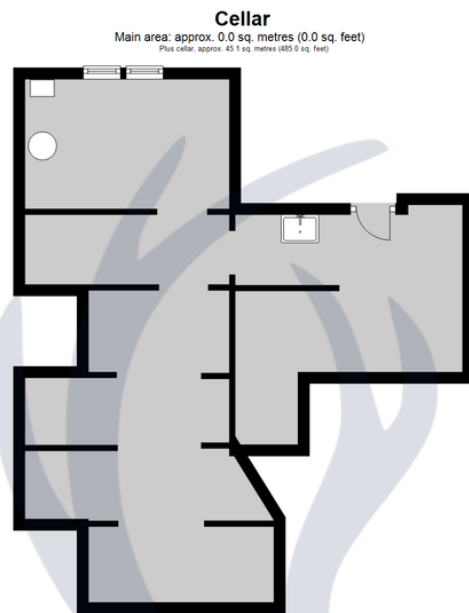
The property benefits from rights of way over the passageway at the side and the passageway at the back leading into Windsor Avenue

*AGENTS NOTE - 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. Room measurements are maximum unless otherwise stated. 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.*



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Main area: Approx. 166.5 sq. metres (1792.0 sq. feet)  
Plus cellar: approx. 45.1 sq. metres (485.0 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.