



40a Foreland Avenue, Margate, CT9 3NQ

GUIDE PRICE £500,000 to £525,000

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A beautifully designed, brand-new detached home finished to a superb standard throughout and ready for you to move straight into.

Step through the front door and you're greeted by a bright, spacious entrance hall with large feature windows flooding the space with natural light and a striking herringbone floor that runs throughout the ground floor. The layout is well thought out and ideal for modern living with a generous living/ dining room stretching over 19ft, complete with wide bi-folding doors opening onto the private, south-facing rear garden - perfect for entertaining or just enjoying the sun.

At the heart of the home is a sleek and stylish kitchen fitted with quartz worktops and integrated appliances plus a breakfast bar for casual dining. There's a separate utility room and downstairs WC, keeping the everyday practicalities tucked neatly out of sight.

Upstairs you'll find three well-proportioned double bedrooms. The principal bedroom comes with its own dressing area, a smart en-suite shower room and French doors opening onto a Juliet balcony with a view over the garden. A beautifully finished family bathroom serves the other two bedrooms - one of which features a large Velux window flooding the room with natural light.

Outside, the garden is generously proportioned - enclosed by wood panel fencing and the fabulously mature trees provide a good degree of natural privacy. A paved patio area and raised lawn make for a low-maintenance yet inviting outdoor space. There's gated access either side of the house and the front of the property is fully block-paved offering off-street parking for several vehicles. This is a high-specification, energy-efficient home with underfloor heating throughout, an air-source heat pump and the reassurance of a 10-year ICW build warranty. It's ideally located for families, close to popular schools, transport links and the open spaces of Northdown Park. You're also within easy reach of the seafront and beaches of Palm Bay and Botany Bay.





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Margate's vibrant Old Town with the Turner Contemporary and an array of independent restaurants and bars is just a short drive away along with everything else this vibrant coastal town has to offer.

If you're looking for a stunning, low-maintenance, turn-key home in a brilliant location, this one's not to be missed.

GROUND FLOOR -

Hallway - 4.6m x 3.63m (15'1" x 11'11")

Living Room - 5.87m x 3.94m (19'3" x 12'11")

Kitchen/ Dining Room - 5.89m x 2.87m (19'4" x 9'5")

Utility Room - 2.41m x 2.31m (7'11" x 7'7")

Cloakroom/ WC - 2.18m x 1.14m (7'2" x 3'9")

FIRST FLOOR -

Landing

Bedroom One - 5.87m x 3.94m (19'3" x 12'11")

Ensuite - 1.91m x 1.85m (6'3" x 6'1")

Bedroom Two - 5.87m x 2.87m (19'3" x 9'5")

Bedroom Three - 4.57m x 2.57m (15'0" x 8'5")

Bathroom - 2.21m x 1.8m (7'3" x 5'11")

EXTERNAL -

Driveway

Garden

TENURE - Freehold

COUNCIL TAX - Thanet District Council
Band E (£2,866.41 per year)

EPC RATING - 85 | B

SERVICES - We are advised that mains electricity, water and drainage are connected to the property.



BUILDING WARRANTY - We are advised that the property will benefit from a 10-year ICW Build Warranty

HEATING - Air Source Heat Pump - Electric

BROADBAND - Ultrafast Fibre to the Property internet available (FTTP)

RESTRICTIONS, RIGHTS AND EASEMENTS -

To the best of our knowledge, there are no unusual rights or easements that would affect the enjoyment of the property. However, as with all property purchases, we advise confirming this information with your legal representative.

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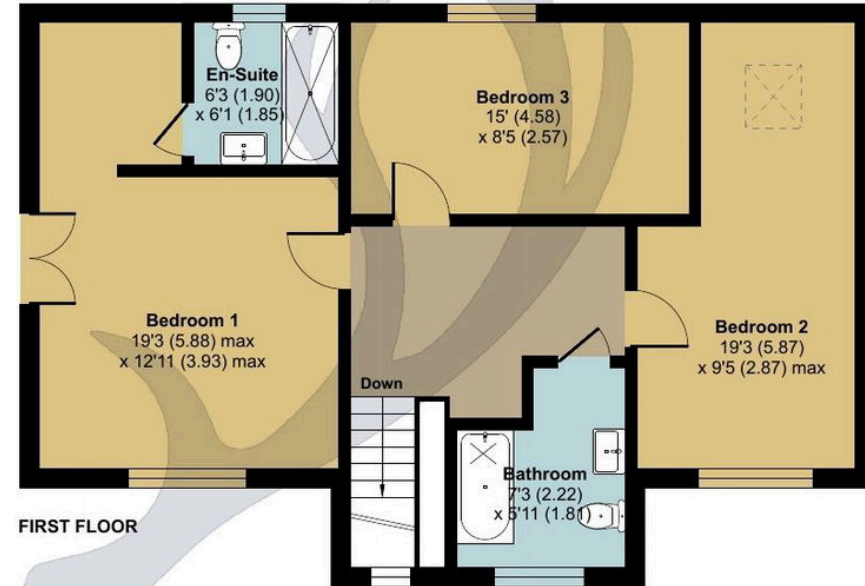
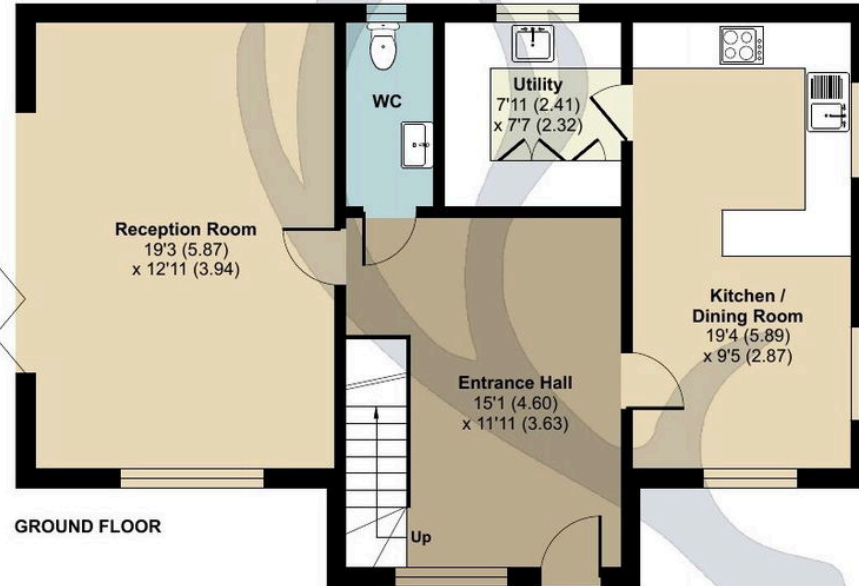
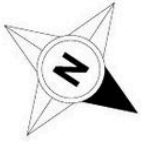
AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural 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.



Foreland Avenue, Margate, CT9

Approximate Area = 1458 sq ft / 135.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1321285

t: 01843 269188 | www.alexander-russell.co.uk



Alexander Russell
your personal estate agent