



5 Norfolk Road, Cliftonville, Margate, CT9 2HU

Guide Price £185,000



Alexander Russell
your personal estate agent

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Situated within a handsome Victorian building on one of Cliftonville's most characterful streets, this beautifully refurbished one-bedroom ground floor apartment offers a stylish and light-filled coastal retreat with its own private entrance just moments from the seafront, cafés and vibrant Northdown Road.

Inside, the sense of space and calm is immediate. The elegant living and dining room is beautifully proportioned, featuring high ceilings and a bay window that nod to the building's heritage. The layout flows effortlessly into a sleek, modern kitchen fitted with gloss cabinetry, metro tiles - finished in soft neutral tones that complement the apartment's bright, airy feel.

The bedroom is generously sized, with a lovely bay window that fills the room with natural light, while the bathroom has been tastefully updated with contemporary fittings and classic tiling for a clean, timeless finish. Outside, there's direct access to a patio space - perfect for a morning coffee or evening glass of wine.

This home is ready to move straight into, with thoughtful design touches and a high standard of finish throughout. Located within easy reach of local shops, cafés, and the sandy beaches of Cliftonville and Margate, it's ideal for first-time buyers, weekenders, or those looking for a smart coastal bolthole with style and convenience in equal measure.

Margate blends classic seaside charm with a creative, modern energy. The Old Town offers cobbled streets, independents and galleries, while Turner Contemporary overlooks Margate Main Sands. Quieter spots like Westbrook Bay and Walpole Bay Tidal Pool add to the appeal, with Dreamland bringing gigs and seasonal events. Everyday life is easy with supermarkets, schools, gyms and a lively high street. The Thanet Loop links the coast, and the station provides regular trains to London and Canterbury, with simple road access via the A28 and A299. With cliff-top walks, paddleboarding and a growing food scene, Margate is ideal for those seeking coastal living with culture and great connections.





GROUND FLOOR -

Hallway

Living Room - 5.82m x 3.33m (19'1" x 10'11")

Kitchen - 5.28m x 1.27m (17'4" x 4'2")

Bedroom - 3.94m x 3.28m (12'11" x 10'9")

Bathroom - 2.08m x 1.68m (6'10" x 5'6")

EXTERNAL -

Private Entrance to rear

Patio

TENURE -

Lease extension agreed -

Leasehold with 125 years (new lease)

Service Charge £1,250 per year (no ground rent)

COUNCIL TAX -

Thanet District Council

Band A (£1,563.50 Per year)

EPC RATING -

70 | C

SERVICES -

We are informed that all mains services are connected to the property

HEATING -

Gas Central Heating

BROADBAND -

Superfast Fibre to the Cabinet internet available (FTTC)

LISTED BUILDING -

No

CONSERVATION AREA -

Yes





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PARKING -

No - on street only

OUTSIDE SPACE -

Patio

RESTRICTIONS, RIGHTS AND EASEMENTS -

- Airbnb/ Holiday letting not permitted

To the best of our knowledge, there are no unusual restrictions that would affect the enjoyment of the property. Standard leasehold covenants may apply. As with all property purchases, we advise confirming this information with your legal representative.

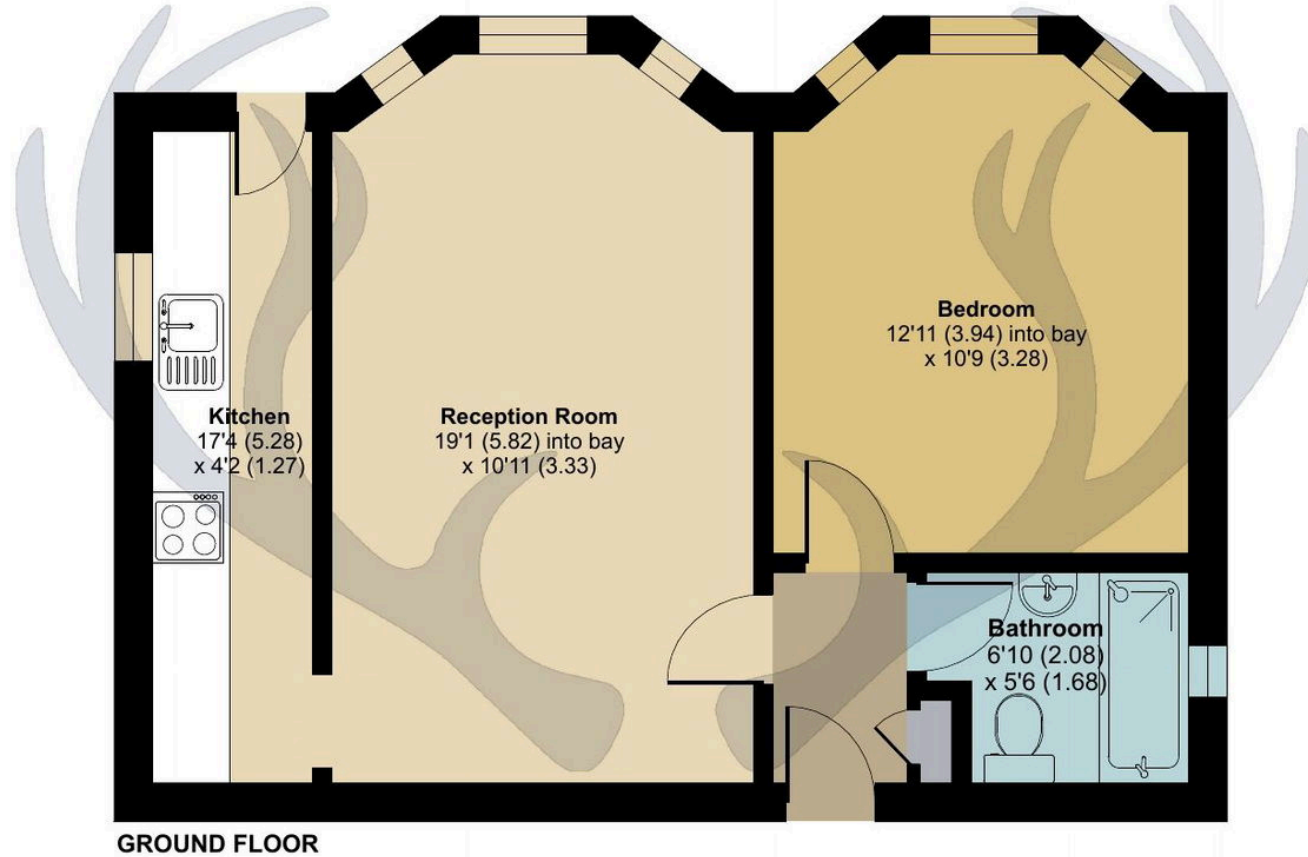
AGENTS NOTE - *In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural 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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Approximate Area = 486 sq ft / 45.1 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). © nichecom 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1287983

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