24 Gresham Avenue
Westbrook| Margate | Kent | CT9 5EH

FINE & COUNTRY

# Step inside

## 24 Gresham Avenue

Just a stone's throw from the impressive clifftops at Westbrook is this luxurious residence located in the prestigious Gresham Avenue. It was converted and extended by a builder for his own use, so you know there will be no expense spared in creating something very special. Whether you are looking for a luxurious family home or an exquisite holiday and weekend retreat, this enviable property also provides every facility for leisure and pleasure including surround sound, hard wired internet, a mosaic lined sauna/steam room, a large canopied hot tub and a bespoke outdoor cinema.

As you sweep onto the spacious York stone driveway bordered by a lawn and shrubs and leading to the garage, you might think you are visiting a charming 1930s property with its bay windows, attractive porch and oak front door. However this opens into a lobby with sliding door cupboards and through to the hall where you can start to really appreciate the fabulous and contemporary design of the interior.

There is oak flooring that flows through to the stunning open plan living space, inset and mood lighting, beautiful oak doors and a staircase with its contemporary glass and oak banister and under stairs storage as well as a modern cloakroom with a vanity basin.

The spacious and breathtaking living space includes a contemporary log burner on a marble base surrounded by a granite split tiled chimney breast and six bi-fold doors to the raised terrace adjacent to the kitchen and dining areas. When these are open not only do you feel you are bringing the outdoors inside but also that you are doubling the size of the room.

A fascinating wood patterned wall with entertainment facilities is a great feature in the seating area while the stunning kitchen/breakfast area includes an impressive breakfast bar as well as a central island with an induction hob and a contemporary extractor. There are bespoke flat fronted units with quartz worktops housing high end appliances such as a conventional and a steam oven, warming drawer, dishwasher, a full height larder fridge and matching freezer. While the well fitted utility room has laundry appliances and a door to the garden.

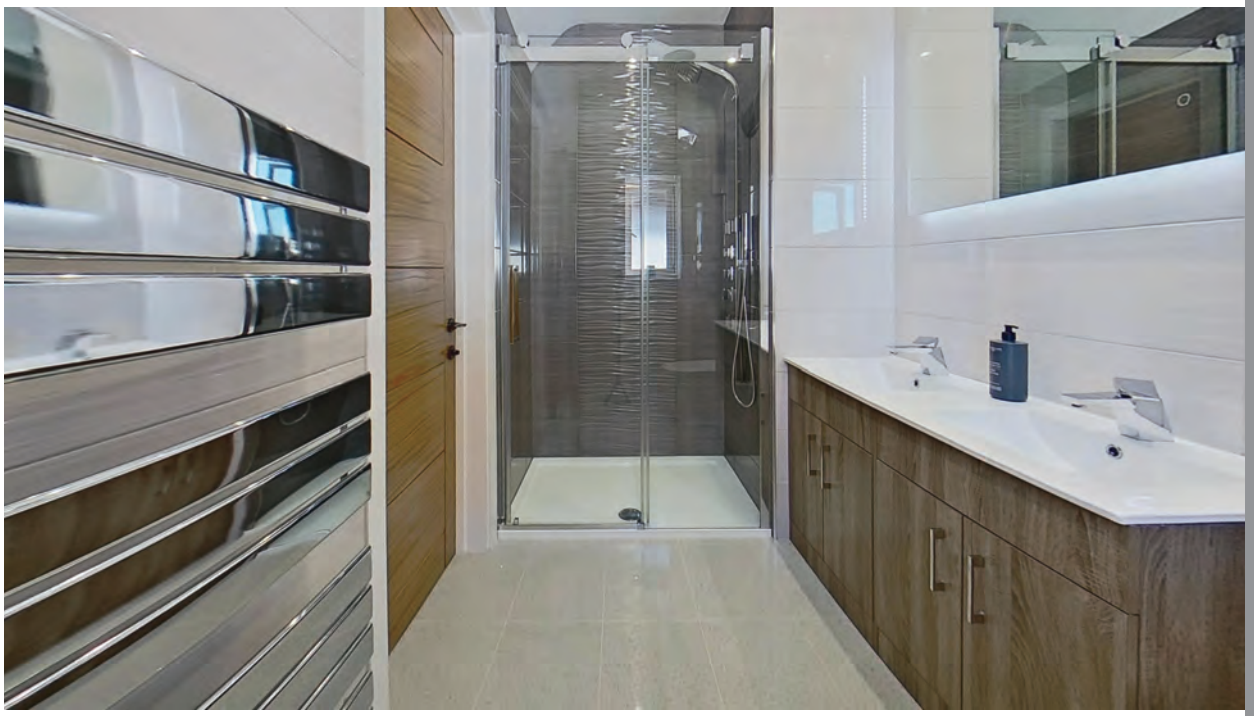
There is also a charming dual aspect snug in the original part of the property with a bay window overlooking the front garden, a raised log burner surrounded by split tiled marble and an oak beam and is just the place for a bit of peace and quiet.

A very spacious galleried landing greets you at the top of the stairs and provides a pleasant seating area/ There is an airing cupboard, access to the loft and the first floor accommodation that includes a fabulous family bathroom with a gorgeous stand-alone slipper bath, a triple shower and a curved vanity basin as well as four double bedrooms.

There is a delightful guest room with an ensuite shower and French doors to a Juliette balcony overlooking the garden with glimpses of the sea, a charming dual aspect room with a large bay window and a double currently in use as an office. While the large principal room includes mirrored wardrobes, French doors to a Juliette balcony so you can enjoy the views and a contemporary ensuite shower with a vanity basin.

The rear garden area includes fantastic external lighting and is a real dream for anyone looking for the ultimate outdoor space for both daytime and evening entertainment. Leading out from the bi-fold doors is a raised decked terrace with a glass and chrome balustrade that spans the width of the property. This leads down to a lawn that includes an impressive palm tree and is bordered by shrub beds and another decked terrace so you can follow the sun all day.

This terrace is adjacent to the fabulous L shaped cedar clad building featuring open plan rooms with inset lighting, wood flooring and accessed via two sets of patio doors. This makes a wonderfully luxurious office space for anyone who wants to work undisturbed by activities in the home or as a great leisure complex as there is also the mosaic lined steam room and a shower room. While just outside is the outdoor cinema for summer movie nights, the canopied Jacuzzi to relax in after a busy day plus a paved and decked seating and dining area as well as a bespoke pizza/barbecue for those memorable party evenings.



# Seller Insight

*I originally bought this house because it was in a delightful location and had a great deal of potential. I have thoroughly enjoyed turning a pleasant 1930s property into the stunning contemporary home you see today while still leaving a few reminders of a bygone age to add character. However, bearing in mind everything that has been done, it is virtually a new build as the house was taken back to the 'bare bones' with everything newly installed, replaced or renewed.*

*It is only a short distance to the family friendly Westbrook Bay beach. There is also a slipway so you can launch a boat and the vast grassy clifftop is ideal for a brisk walk with the dog or a cycle ride. In fact you can cycle the 32 mile stretch of coastline from Ramsgate to Reculver via the Viking Coastal Trail. Westgate town centre is not far away with its unique parade of individual, canopied shops as well as a variety of restaurants including the Michelin recommended Quince. There are also the station and the Blue Flag St Mildred's and West Bay as well as primary education and two nearby secondary schools. A very good and inexpensive local cinema provides excellent entertainment and there is also a bowls and tennis club while the Westgate and Birchington golf club is easily accessible.*

*Margate with its station, Turner Gallery, Old Town and Dreamland is about a mile away and we have a 24 hour Marks and Spencer food store within half a mile so you can always get something to eat and drink. Transport links are very good and it is only a short minute drive to Margate station for the high speed train to London while it is not far to the Westwood Cross shopping centre with its high street stores, restaurants, cinema complex and casino.**

* 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: | |
| Westgate | 0.9 miles |
| Margate station | 1.1 miles |
| Dover Docks | 24.7 miles |
| Channel Tunnel | 31.1 miles |
| Canterbury | 15.1 miles |
| Gatwick Airport | 78.7 miles |
| Charing Cross | 76.5 miles |
| | |
| By Train from Margate: | |
| High-Speed St. Pancras | 1hr 36mins |
| High Speed Ashford International | 1hr 03mins |
| London Charing Cross | 2hrs 02mins |
| London Victoria | 1hr 42mins |

## Leisure Clubs & Facilities

| | |
|---|---|
| Westgate and Birchington Golf Club | 01843 831115 |
| North Foreland Golf Club | 01843 862140 |
| Margate Football Club | 01843 221769 |
| Strokes Adventure Golf | 01843 571867 |
| Westbrook Games Centre | 0330 5519496 |
| Royal Temple Yacht Club | 01843 591766 |

## Healthcare

| | |
|---|---|
| Westgate Practice | 01843 831335 |
| Garlinge Surgery | 01843 255693 |
| QEQM Hospital, Margate | 01843 225544 |

## Education

| | |
|---|---|
| Primary Schools: | |
| St. Saviour's Junior School | 01843 831707 |
| St. Crispin's Community Primary | 01843 832040 |
| Chartfield School | 01843 831716 |
| Wellesley Hadden Dene | 01843 862991 |
| St. Lawrence Junior | 01843 587666 |
| | |
| Secondary Schools: | |
| King Ethelbert School | 01843 831999 |
| Ursuline College | 01843 834431 |
| Chatham Clarendow Grammar | 01843 591075 |
| Dane Park, Grammar, Broadstairs | 01843 864941 |
| St. Lawrence College (Senior) | 01843 587666 |

## Entertainment

| | |
|---|---|
| Carlton Cinema | 01843 832019 |
| Vue Cinema Complex and Casino | 01843 579999 |
| Sarah Thorne Theatre, Broadstairs | 01843 863701 |
| Granville Theatre, Ramsgate | 01843 591750 |
| The Smugglers Restaurant | 01843 841185 |
| West Bay Café, Westgate | 01843 831791 |
| Quince | |

## Local Attractions / Landmarks

| | |
|---|---|
| Dreamland Amusement Park | 01843 295887 |
| Quex Park Museum, Birchington | 01843 842168 |
| Turner Contemporary Gallery, Margate | 01843 233000 |
| Shell Grotto, Margate | 01843 220008 |
| Spitfire and Hurricane Museum | 01843 821940 |
| Hornby Visitor Centre, Westwood | 01843 233524 |
| Dickens House Museum, Broadstairs | 01843 863453 |
| Westwood Cross Shopping Centre | |

Outbuilding

Outbuilding

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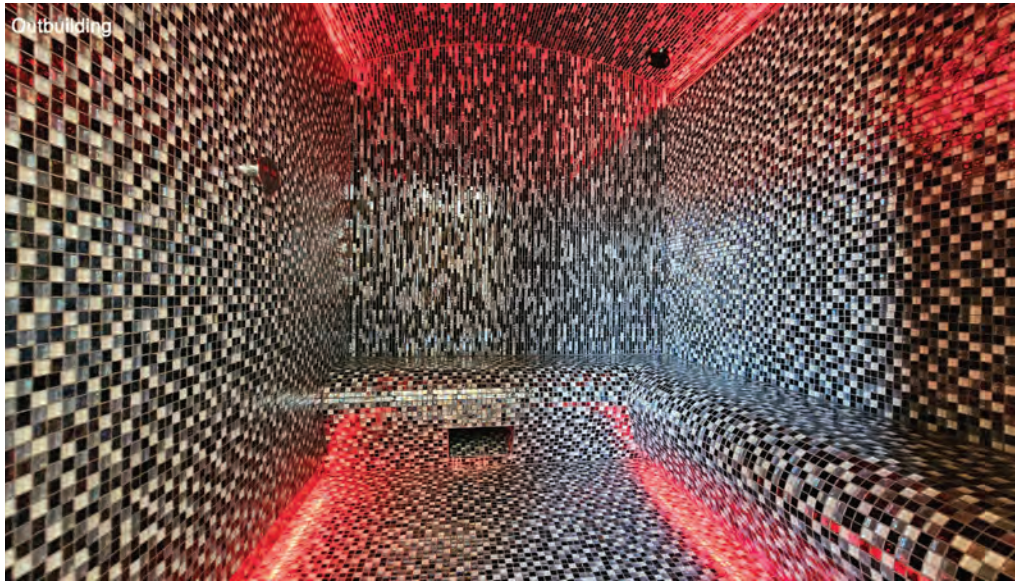
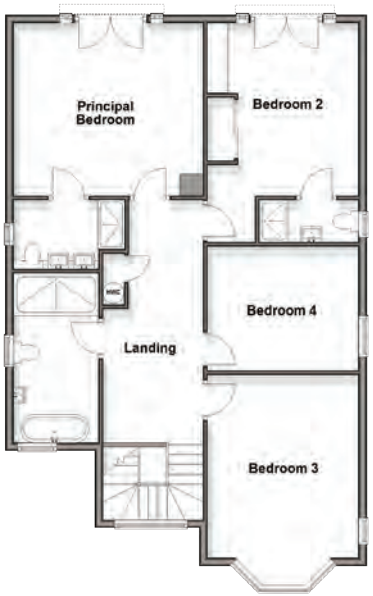
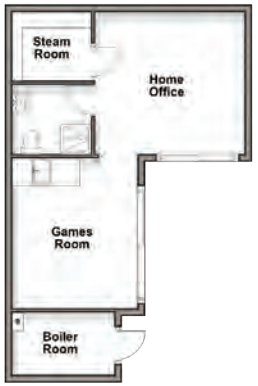

Outbuilding

Ground Floor

First Floor




Outbuilding




## GROUND FLOOR

| | |
|---|---|
| Porch | |
| Hall | |
| Cloakroom | |
| Store Cupboard | |
| Snug | 14'7 x 11'11 (4.45m x 3.63m) |
| Living/Kitchen/Diner | 27'2 maximum x 27'2 maximum (8.29m x 8.29m) |
| Utility Room | 11'5 x 7'6 (3.48m x 2.29m) |

## FIRST FLOOR

| | |
|---|---|
| Landing | |
| Family Bath/Shower Room | 13'4 x 6'6 (4.07m x 1.98m) |
| Principal Bedroom | 15'0 x 13'7 (4.58m x 4.14m) |
| En Suite Shower Room | 8'10 x 5'5 (2.69m x 1.65m) |
| Bedroom 2 | 17'4 x 11'11 (5.29m x 3.63m) |
| En Suite Shower Room | |
| Bedroom 4 | 11'11 x 9'10 (3.63m x 3.00m) |
| Bedroom 3 | 14'7 x 11'11 (4.45m x 3.63m) |

## OUTBUILDING

| | |
|---|---|
| Games Room | 12'9 x 10'7 (3.89m x 3.23m) |
| Shower Room | 6'8 x 5'11 (2.03m x 1.80m) |
| Steam Room | 6'8 x 5'10 (2.03m x 1.78m) |
| Home Office | 12'7 x 12'5 (3.84m x 3.79m) |
| Boiler Room | |

## OUTSIDE

| | |
|---|---|
| Rear Garden | |
| Terrace | 22'8 x 11'7 (6.91m x 3.53m) |
| Hot Tub Area | 8'11 x 7'10 (2.72m x 2.39m) |
| Front Garden | |
| Driveway | |
| Garage | 16'7 x 9'1 (5.06m x 2.77m) |

Council Tax Band: E
Tenure: Freehold

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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 25.09.2026

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