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## Property brochure



FITZMARY AVENUE  
WESTBROOK  
MARGATE  
KENT  
CT9 5EL

Price: Offers over £580,000

4 Bedrooms

2 Receptions


2 Bathrooms


1 Garage

EPC D

Tenure FREEHOLD  
Council Tax E



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### The Property

EARLY VIEWING IS A MUST OF THIS 4 BEDROOM DETACHED FAMILY HOME LOCATED IN THE VERY POPULAR AND HIGHLY DESIRABLE WESTBROOK AVENUES. With lots of scope to extend and alter, this property could make the perfect forever family home with the sea front at the end of the road. The good sized accommodation consists of 4 bedrooms and a family bathroom on the first floor whilst on the ground floor there is a lounge, dining room, cloakroom and a kitchen plus a utility area. There is potential to extend into the loft space to the side and rear subject to consents. There is double glazing and central heating as well as a driveway leading to a garage. To the rear is a 90' (27.43m) garden ideal for entertaining and kids to play. Homes in this location do not hang around so book your viewing today.

### Location

Located in the highly desirable and popular Westbrook Avenues which has the sea front at the end of the road as well as being Close to the Old Town as well as Westgate-on-Sea. Both the towns offer a good selection of shops, bars and restaurants along with stunning beaches and mainline railway stations providing good links to London and beyond.

### Accommodation

#### GROUND FLOOR

Hall

Cloakroom

Lounge

13'7" (4.14m) x 13'6" (4.11m) into bay to front

Dining Room

12'7" (3.84m) x 12'1" (3.68m)

Kitchen

14'10" (4.52m) x 8'6" (2.59m)

Utility Area

#### FIRST FLOOR

Landing

Bedroom 1

13'8" (4.17m) x 13'7" (4.14m) into bay

Bedroom 2

12'10" (3.91m) x 11'10" (3.61m)

Bedroom 3

9'4" (2.84m) x 9'0" (2.74m)

Bedroom 4

10'10" (3.30m) x 7'1" (2.16m)

Bathroom

9'1" (2.77m) x 5'10" (1.78m)

#### OUTSIDE

Front garden is lawned plus driveway

Garage 18'7" (5.66m) x 9'0" (2.74m)

Rear garden approx 90' (27.43m), mainly lawn plus vegetable plot and greenhouse



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### Key Features

- Detached family home
- 4 bedrooms
- 2 reception rooms
- Cloakroom
- 90ft rear garden
- Garage & driveway
- Close to sea front
- Popular location
- Potential to extend & enlarge

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0021699/20240423/DGDP

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