



GUILDCREST ESTATES



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FOR SALE

10 Lynx Street
Margate CT9 4FX





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**Lynx Street
Margate, CT9 4FX
£375,000**

Welcome to Lynx Street, Margate - a charming location surrounded by blue flag beaches in Ramsgate, Margate & Broadstairs. This newly built 4-bedroom, 3-storey end terrace house is a gem waiting to be discovered.

As you step inside, you are greeted by a fully fitted modern kitchen/ breakfast room, downstairs cloak room and spacious reception room with patio doors leading to the garden. The property boasts 2 modern bathrooms, including an en suite shower room to the master bedroom, offering both comfort and convenience, a further 3 good sized bedrooms can be found on the first floor. This beautiful home is light and airy, offering versatile living over 3 floors.

Parking is always a breeze with space for 2 vehicles, a rare find in this bustling area. The gardens to the rear and side of the house provide a tranquil escape, complete with a cabin/office and an entertaining area for those lovely summer evenings and family BBQ's with





built in seating and outdoor kitchen area with granite worktops and firepit table.

Located in a new development, this property is not only aesthetically pleasing but also strategically positioned near all amenities for Westwood Cross, ensuring that your daily needs are easily met. Here you will find a hub of superstores, high street shops, restaurants, cafes, a cinema, a casino, which are all within walking distance. There are a good selection of primary, secondary and grammar schools in the local area.

Public transport in the area is fantastic, The Thanet Loop is a regular local bus services and the railway station is also close by. The Thanet Way (A299), links to the M2 motorway.

Viewing is highly advised on this property to appreciate the layout and garden/ entertaining area.

Council Tax Band -C
Service Charge- £320 per annum

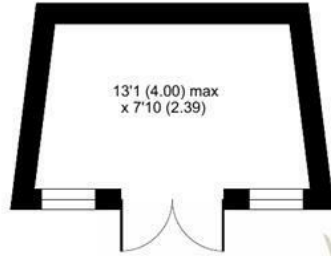
Lynx Street, Margate, CT9

Approximate Area = 1133 sq ft / 105.2 sq m
 Limited Use Area(s) = 69 sq ft / 6.4 sq m
 Outbuilding = 95 sq ft / 8.8 sq m
 Total = 1297 sq ft / 120.4 sq m

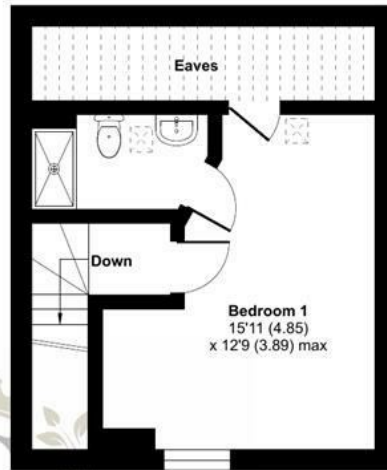
For identification only - Not to scale



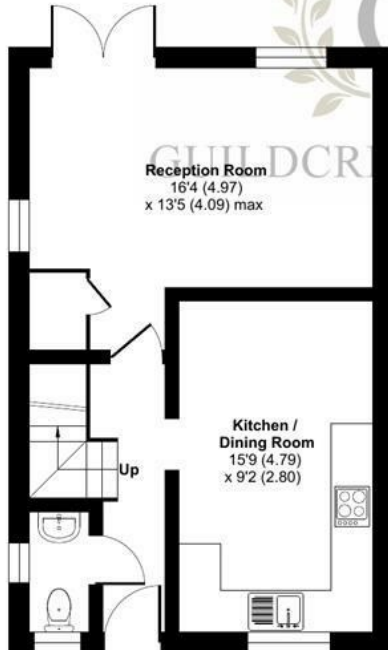
Denotes restricted head height



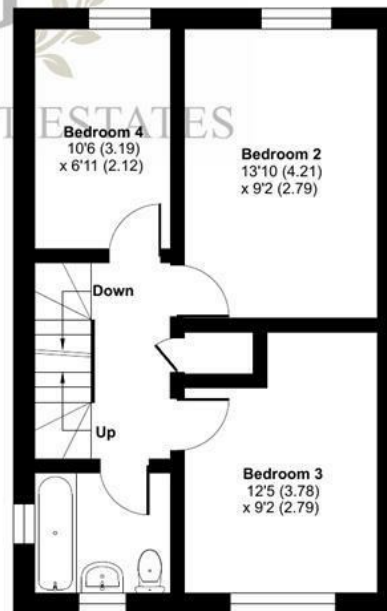
OUTBUILDING



SECOND FLOOR



GROUND FLOOR



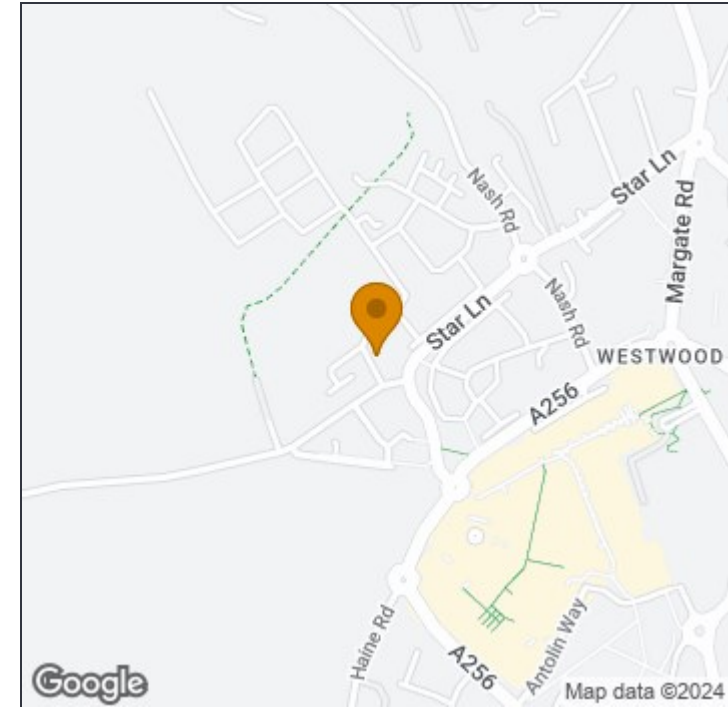
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Guildcrest Estates Ltd. REF: 1154212.



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Manston

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