



**Dane Gardens, Margate.**  
**Offers In The Region Of £220,000**





Step onto the property ladder in style with this delightful two-bedroom home in Margate.

Set back behind a generously sized front garden, mostly laid to lawn, this property offers excellent potential. Many neighbouring homes have created off-street parking, which could be an option here (subject to the necessary permissions).

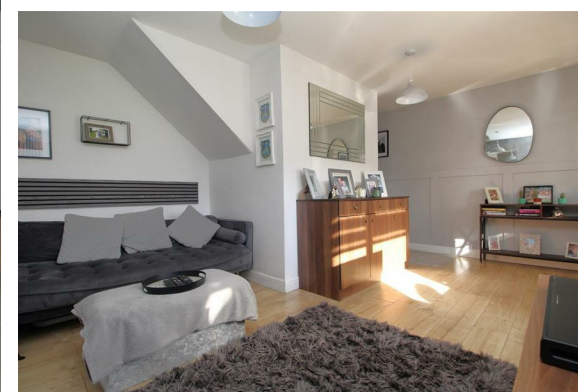
Stepping inside through the porch, you are welcomed into a stylish lounge, where elegant panelled walls and light laminate flooring create a warm and inviting space. Towards the rear, the bright and airy kitchen/diner is fitted with sleek white units, enhancing its modern feel. An integrated oven and gas hob complete this well-appointed kitchen, making it both practical and attractive.

Upstairs, you'll find two well-proportioned double bedrooms. The main bedroom benefits from a spacious storage cupboard, while the second bedroom has been cleverly divided, creating a versatile 'space within a space'. This could be used as a dressing area, this could also serve as a home office, a creative studio, or whatever suits your lifestyle needs. A separate toilet is conveniently positioned next to the bathroom, which features a bathtub with an overhead shower and a basin.

To the rear, the approximately 50ft garden provides a fantastic outdoor retreat. Mostly laid to lawn, it also benefits from an outbuilding for storage and a concrete patio, perfect for enjoying the sunshine (when the British weather allows!).

Nestled near the lush Dane Park, this peaceful yet well-connected spot puts you minutes from Margate's sandy beaches, trendy Old Town, and buzzing art scene. With Margate train station 2.1 miles away, London St Pancras can be reached in 90 minutes - perfect for commuters or weekend escapes. Great schools, indie cafés, and a thriving community make this a prime place to call home.

A fantastic opportunity to own a stylish and versatile home in a sought-after location - viewing is highly recommended! Call TMS today. We're available 7 days a week!







**Porch**  
6'2" x 5'1" (1.89 x 1.55)

**Lounge**  
15'9" x 12'7" (4.82 x 3.85)

**Kitchen/Diner**  
15'9" x 11'3" (4.82 x 3.43)

## FIRST FLOOR

**Main Bedroom**  
11'3" x 10'9" (3.43 x 3.28)

**Bedroom Two**  
9'7" x 9'4" (2.94 x 2.87)

**Dressing Room**  
9'7" x 6'4" (2.94 x 1.95)

**Bathroom**  
5'10" x 5'0" (1.78 x 1.54)

**WC**  
5'10" x 2'5" (1.78 x 0.76)

## Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Floor Plan



Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

