



**West Park Avenue, Margate, CT9 3LH**  
**Offers In The Region Of £450,000**



West Park Avenue, Margate - A Home You'll Fall in Love With!

This beautifully renovated detached bungalow on West Park Avenue was bought by the current owners just last year as their forever home - and it shows in the care and attention they've put into every detail. Life, however, has taken an unexpected turn, and they're now relocating - which means someone else now has the chance to call this very special place home.

Step inside through the porch and you'll find two generous double bedrooms, both filled with natural light thanks to those beautiful bay windows. The living and dining area is bright, spacious, and perfectly positioned to enjoy views of the stunning garden - a real highlight of this property.

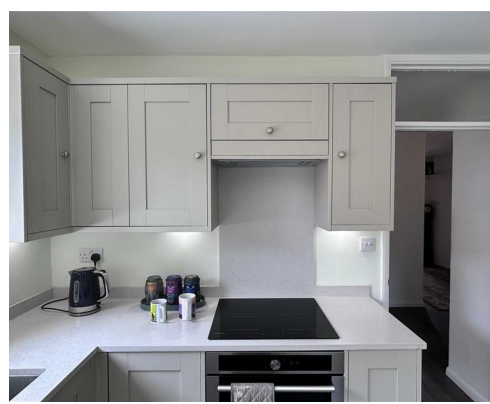
The kitchen has been newly fitted with classic shaker-style cupboards, sleek worktops, and integrated appliances, including an oven, hob, and fridge/freezer. There's space for a washing machine too, all neatly tucked into a stylish and practical layout. The shower room is modern and fresh, half tiled with a ladder radiator - just the thing for warm towels on chilly mornings.

But it's the garden that really steals the show. Full of life and colour, with mature planting and a large tree offering a shaded retreat, it's the kind of space that invites you to slow down. Whether it's coffee in the morning sun or an afternoon read under the branches, this is a garden to be lived in and loved.

There's off-street parking at the front with room to add more if you need it, as well as good sized garage and the loft offers exciting potential for conversion (subject to planning), should you ever want to expand.

This is a home that would suit just about anyone - whether you're downsizing, upsizing, or simply looking for a peaceful place by the coast with nothing to do but move in and enjoy.

TMS are available 7 days a week - come and take a look for yourself. Viewings now being arranged.





**Kitchen**  
10'8" x 10'3" (3.27 x 3.14)

**Lounge/Diner**  
17'10" x 13'0" (5.44 x 3.98)

**Shower Room**  
6'11" x 6'1" (2.12 x 1.86)

**Bedroom One**  
14'6" x 11'7" (4.44 x 3.55)

**Bedroom Two**  
14'6" x 11'6" (4.44 x 3.53)

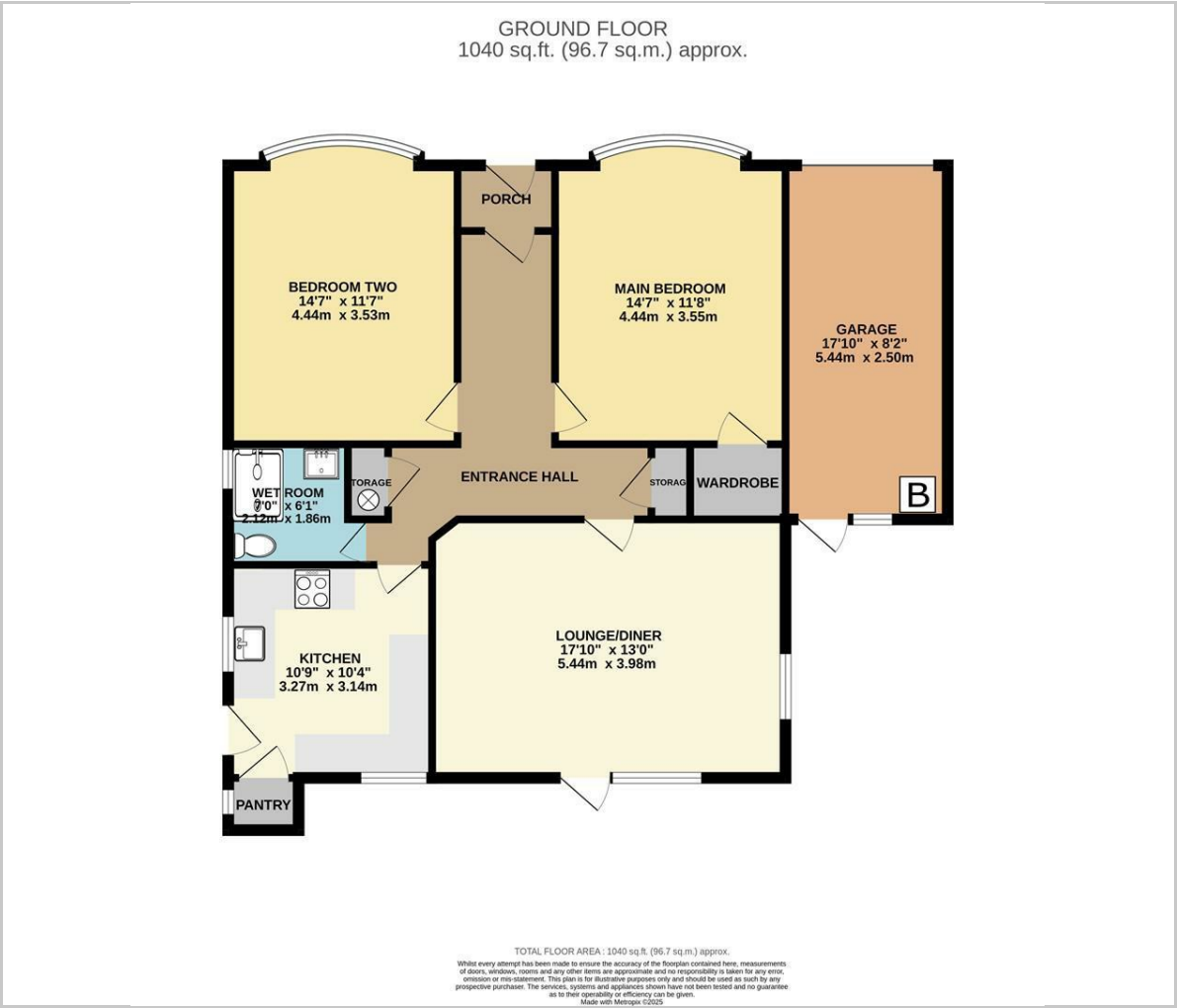
**Garage**  
17'10" x 8'2" (5.44 x 2.5)

#### 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.

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Area Map



Energy Efficiency Graph

