



Thomas
jackson
ESTATE AGENTS



88 All Saints Avenue

Margate, CT9 5QL

- Superb semi detached house
- Three Bedrooms
- Character Reception Room
- Dining Room With Bifolds Opening To The Garden
- Garage or potential Annexe Subject to Any Necessary Consents
- Long Lawned Garden
- Block Paved Driveway
- Superb Presentation

£360,000

EPC Rating '70'





Property Description

THE PROPERTY

Nestled within one of Margate's most sought-after locales, this exquisite three-bedroom semi-detached house presents an exceptional opportunity for discerning buyers seeking a blend of coastal charm and convenient town living. Perfectly positioned, the property offers the best of both worlds: mere moments from the invigorating sea and the vibrant heart of Margate town, with its electric mix of independent shops, eateries, and cultural attractions, while also enjoying close proximity to a delightful local park, providing green space for relaxation and recreation. This superb home has been meticulously maintained and thoughtfully upgraded throughout, boasting a well-planned layout that maximizes space and natural light, complemented by tasteful decoration that creates a warm and inviting atmosphere. The generously proportioned accommodation extends seamlessly to the exterior, where a wonderfully long rear garden provides an idyllic private oasis for outdoor entertaining and family enjoyment. Further enhancing its appeal, the property benefits from the



valuable additions of a garage/workshop and off-street parking, ensuring practicality and ease of access in this popular residential area.

ENTRANCE HALLWAY

Double glazed entrance door with double glazed panels to entrance hallway, stairs to 1st floor, radiator, two doors to under storage cupboards and doors to:-

SITTING ROOM

15' 11" x 10' 5" (4.85m x 3.18m) Coved ceiling, double glazed bay window to front, double radiator, TV point, open chimney recess.

KITCHEN

16' 10" x 8' 7" (5.13m x 2.62m) Measurements include a range of high gloss fitted base units with space for washing machine and dishwasher, tower unit with double electric oven, recess for fridge freezer, worksurface over inset with a five burner gas hob and granite effect sink with mixer tap over, glass splashback, wall mounted cupboards over, chimney style and glass filter hood, coved ceiling inset with lighting, double glazed door to garden, door to under stairs cupboard.

DINING ROOM

14' 6" x 8' 9" (4.42m x 2.67m) Coved ceiling inset with downlights, bifold double glazed doors open directly onto garden, access hatch to the kitchen, double radiator, TV point.

STAIRS TO

LANDING

Stairs to 1st floor landing, double glazed window to side, access to loft space, attractive coving, door to storage cupboard and doors opening to:-

BEDROOM ONE

10' 5" x 10' 3" (3.18m x 3.12m) Attractive coved ceiling, double glazed window to front, radiator.

BEDROOM TWO

12' 7" x 8' 10" (3.84m x 2.69m) Coved ceiling double glaze window rear garden, radiator.

BEDROOM THREE

7' 6" x 6' 7" (2.29m x 2.01m) Double glazed window to front and radiator.

BATHROOM

Bathroom suite suite comprises of panel bath with mixer taps and shower attachment over, glass shower screen, Low level WC and wash hand basin set into vanity unit that provides plenty of storage, double





glazed window, localised tiling and inset lighting heater towel rail.

REAR GARDEN

The rear garden is accessed from both the dining room and kitchen, access onto a private paved courtyard with a step up to a large lawn with planted beds. Pedestrian access to the garage / Workshop

GARAGE/WORKSHOP

Aprox 7'26x 2'65

A superb space with plenty of potential, already in place hot, cold and waste facilities for a multitude of purposes.

FRONTAGE

To the front of the property is a well-maintained block paved area providing off street parking for a number of vehicles.





MEASUREMENTS

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error. 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.

COUNCIL TAX

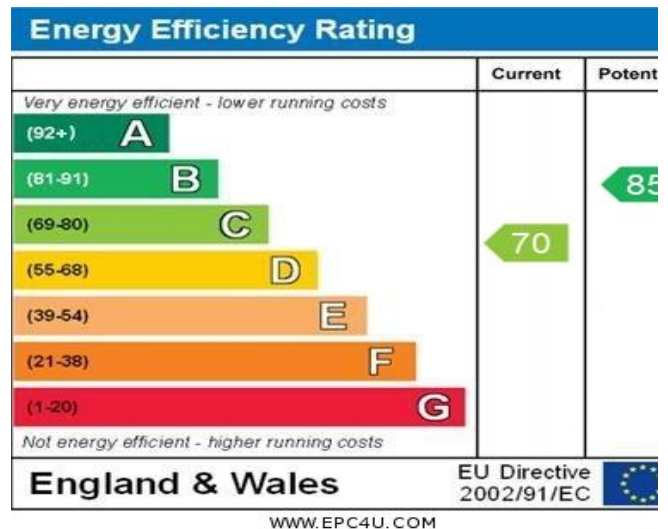
Local Authority Thanet District Council

Council Tax Band C

Council Tax Cost (PA) £2,084.66

ANTI MONEY LAUNDERING

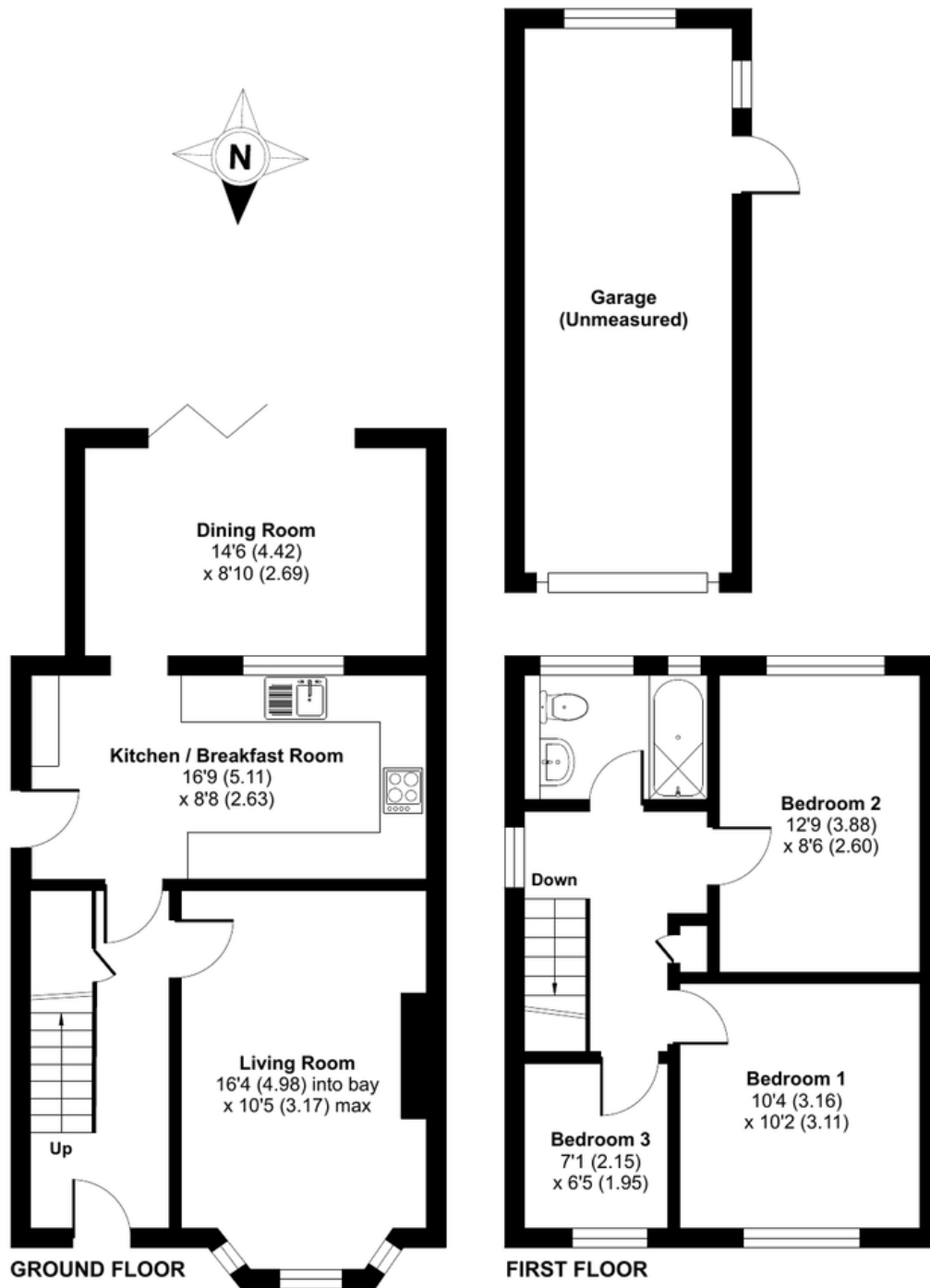
AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.



All Saints Avenue, Margate, CT9

Approximate Area = 937 sq ft / 87 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025.



152 Northdown Road
Cliftonville
Margate
Kent
CT9 2QN

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

