



6 Foreland Avenue, Margate, CT9 3NQ Offers in excess of £440,000

Goodmove are delighted to present this impressive three-bedroom semi-detached home to the market.

The property includes a stylish contemporary kitchen fitted with integrated appliances, ideal for both every-day cooking and entertaining. The spacious open-plan reception room creates a bright and versatile living space, perfect for relaxing with family or hosting guests.

A large conservatory further enhances the living accommodation, flooded with natural light and offering a flexible additional reception area suitable for dining, entertaining or a playroom. The property also benefits from a modern family bathroom, separate shower room, and a convenient ground floor WC, perfectly suited to busy households.

Located just a short walk from Palm Bay Beach, Walpole Bay, and the vibrant Margate Old Town, with its trendy cafes, galleries, and shops, this exceptional home offers a fantastic lifestyle and the perfect opportunity to enjoy all that Margate has to offer. Train links from both Broadstairs and Margate are both under two miles and just a 10 minute drive away.

The property has been attractively priced and we invite all buyers in a position to proceed to view.

Please call for more information.



***Bedroom 3**

Please note we are awaiting documents to support the conversion of the third bedroom

Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

