



**Castle Drive, Margate, CT9 4FN**

**Offers In Excess Of £250,000**



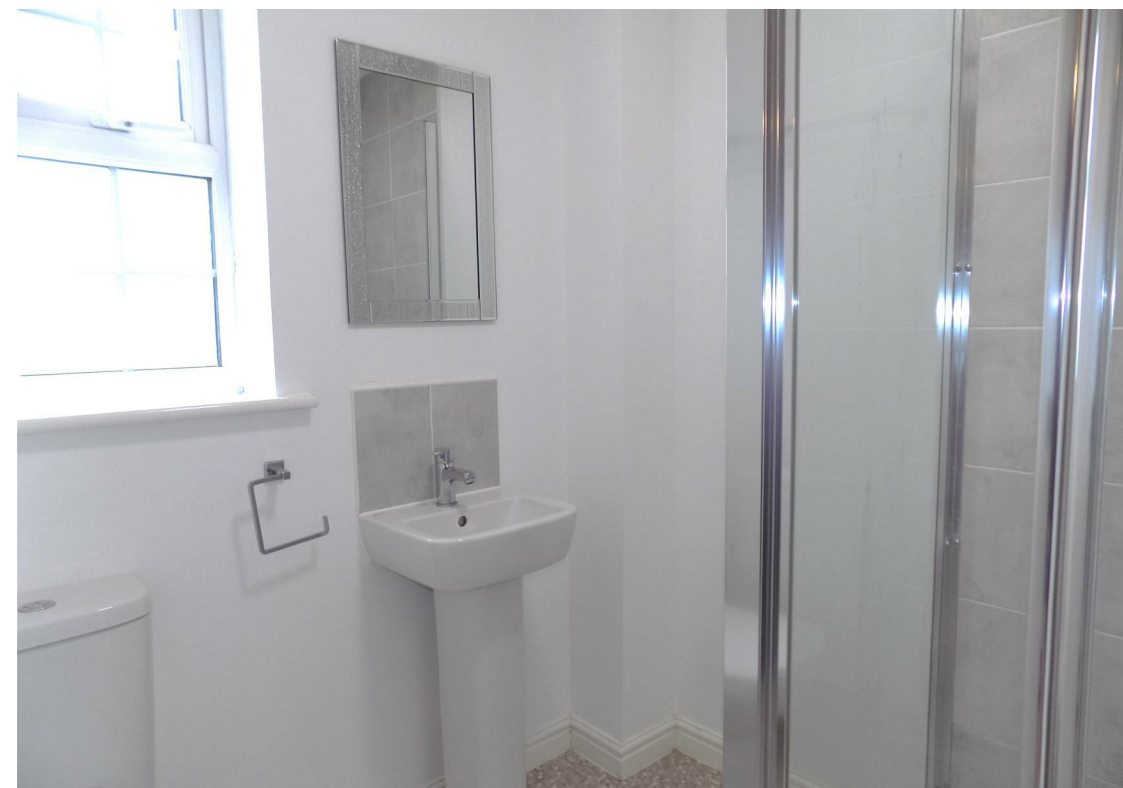
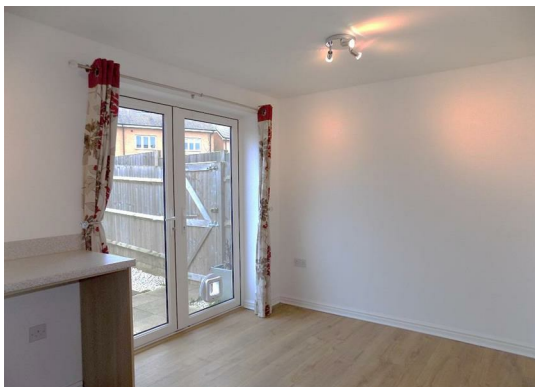
Nestled in the desirable area of Castle Drive, Margate, this modern end-terrace house presents an excellent opportunity for families seeking a comfortable and convenient home. With a generous living space, the property boasts a spacious lounge that invites relaxation, complemented by a convenient downstairs cloakroom. The fitted kitchen/diner is a highlight, featuring large doors that open onto a beautifully maintained enclosed garden, perfect for outdoor entertaining or quiet family time.

This charming home comprises three well-proportioned bedrooms, including two doubles. The main bedroom benefits from an en-suite shower room, providing a private retreat, while a family bathroom serves the remaining bedrooms. Additionally, the property offers allocated parking for one vehicle, ensuring ease of access.

Castle Drive is ideally situated within walking distance of Westwood Cross, East Kent's premier shopping centre, which features a variety of shops, restaurants, and a multi-screen cinema, catering to all your leisure and shopping needs. Furthermore, the property enjoys convenient access to the QEQM hospital, making it an excellent choice for healthcare professionals or families seeking proximity to medical facilities.

Centrally located, this home provides easy access to both Margate and Broadstairs, allowing residents to enjoy the best of coastal living. Priced between £250,000 and £260,000, this modern family home is a fantastic opportunity not to be missed.

Call TMS Estate Agents today to arrange your accompanied viewing.





## GROUND FLOOR

### Lounge

15'3" x 14'4" (4.65 x 4.37)

### Cloakroom

### Kitchen / Diner

15'3" x 8'2" (4.65 x 2.51)

## FIRST FLOOR

### Landing

### Bedroom 1

12'4" x 8'7" (3.78 x 2.64)

### En Suite

6'0" x 5'8" (1.85 x 1.75)

### Bedroom 2

9'6" x 7'8" (2.90 x 2.34)

### Bedroom 3

7'8" x 5'8" (2.34 x 1.75)

### Bathroom

## EXTERNAL

### Front Garden

### Rear Garden

### Parking

### Identification Checks

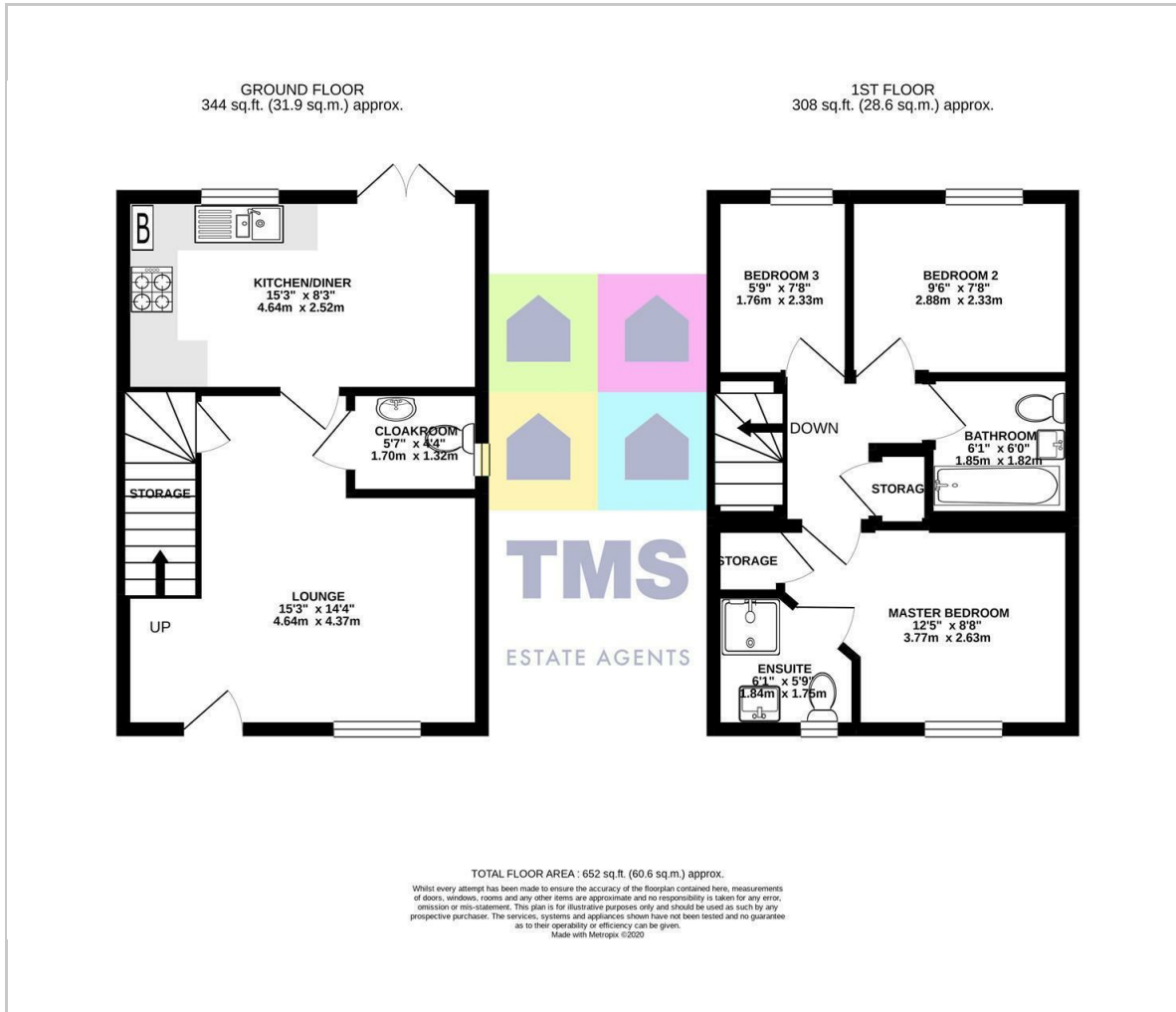
Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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.

### Agent Note

Council tax is band C - EPC is a B grade  
Please note there is an annual estate management charge for the maintenance of communal areas within the development.



## 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 firm's 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

