



Princess Margaret Avenue, Margate, CT9 3EQ

**Offers Over £575,000**



- SOUGHT AFTER PALM BAY
- 4/5 BEDROOM DETACHED HOUSE CHAIN FREE
- 2/3 RECEPTION ROOMS & ADDITIONAL ANNEX SPACE
- OFF STREET PARKING FOR MULTIPLE CARS
- SOLAR PANELS
- CLOSE TO HIGHLY RATED PRIMARY SCHOOLS
- LARGE KITCHEN DINER
- 24' INSULATED SHED WITH POWER
- CLOSE TO BLUE FLAG BEACHES
- CLOSE TO EXCELLENT LOCAL TRANSPORT LINKS



Discover the perfect balance of space & flexibility in this impressive link detached family home. Boasting an adaptable layout that can be configured as a 4-bed home with 3 reception rooms or a 5-bed home with 2 receptions. This property is designed to meet the demands of modern, multifaceted living, with almost 2000 square feet of living space.

This home also boasts several other flexible spaces perfectly suited as a dedicated home office, gym, creative studio, guest room & Annex. With some sea views and being only minutes from the beach, this home has endless possibilities to evolve with your family and lifestyle.

Opening the door to a 22' hallway, there is a spacious modern open-plan kitchen / diner, with integrated appliances. There is a large light and airy lounge with Patio doors that open to the garden. From the kitchen you access a generous study being a flexible space having doubled as a bedroom. The study leads into a 22' room, formerly a dining room currently a bedroom, with Patio doors to the garden.



To the first floor, the split staircase leads to 4 very well-proportioned bedrooms. One side has a 19' bedroom with a large family bathroom with separate bath and shower. The other side has 3 double bedrooms & shower room. This layout offers fabulous, flexible living for larger families or guests.

Externally the sunny rear garden enjoys a sunken area for relaxing, an artificial lawned area and a large patio, a 24' workshop and a shed. To the front of the house is an in & out driveway for multiple cars. The property also benefits from income generating Solar panels.



Palm Bay is a sought-after location just a short walk to the seafront with fantastic views & cliff top walks, it also enjoys being less than a 10 minutes from the 'Blue Flag Beach, Botany Bay where you can swim, surf & catch stunning sunrises. Situated approximately two miles away from Margate's old town with the Turner Contemporary art gallery, Dreamland music venue & great places to dine.



**GROUND FLOOR**

**ENTRANCE HALL**  
22'4" x 5'1" (6.81 x 1.57)

**LOUNGE**  
20'10" x 12'6" (6.37 x 3.83)

**KITCHEN / DINER**  
24'8" x 10'5" (7.54 x 3.20)

**STUDY**  
12'5" x 10'2" (3.81 x 3.10)

**GROUND FLOOR BEDROOM / RECEPTION**  
22'11" x 10'8" (7.0 x 3.26)

**ANNEX WITH KITCHEN**  
19'0" x 12'9" (5.81 x 3.89)

The garage has been converted creating a large and versatile room, with a small kitchen & utility area, a downstairs toilet and ample storage. This space has been used as a gym, a games room, and spare lounge. This space could easily be adapted to be a self-contained annex.

**WC WITHIN ANNEX**  
5'4" x 3'3" (1.65 x 1.0)

**FIRST FLOOR**

**SPLIT LEVEL LANDING**

**LANDING 1**

**BEDROOM**  
18'5" x 10'8" (5.62 x 3.26)

**FAMILY BATHROOM**  
11'7" x 11'0" (3.55 x 3.37)

**LANDING 2**

There is access into loft space which is partially boarded, with light and a loft ladder for easy access.

**BEDROOM**

19'11" x 12'0" (6.09 x 3.68)

**BEDROOM**

12'6" x 10'5" (3.82 x 3.20)

**BEDROOM**

12'6" x 9'1" (3.82 x 2.78)

**SHOWER ROOM**

11'7" x 11'0" (3.55 x 3.37)

**EXTERNAL**

**REAR GARDEN**

**SHED**  
24'0" x 7'10" (7.33 x 2.39)

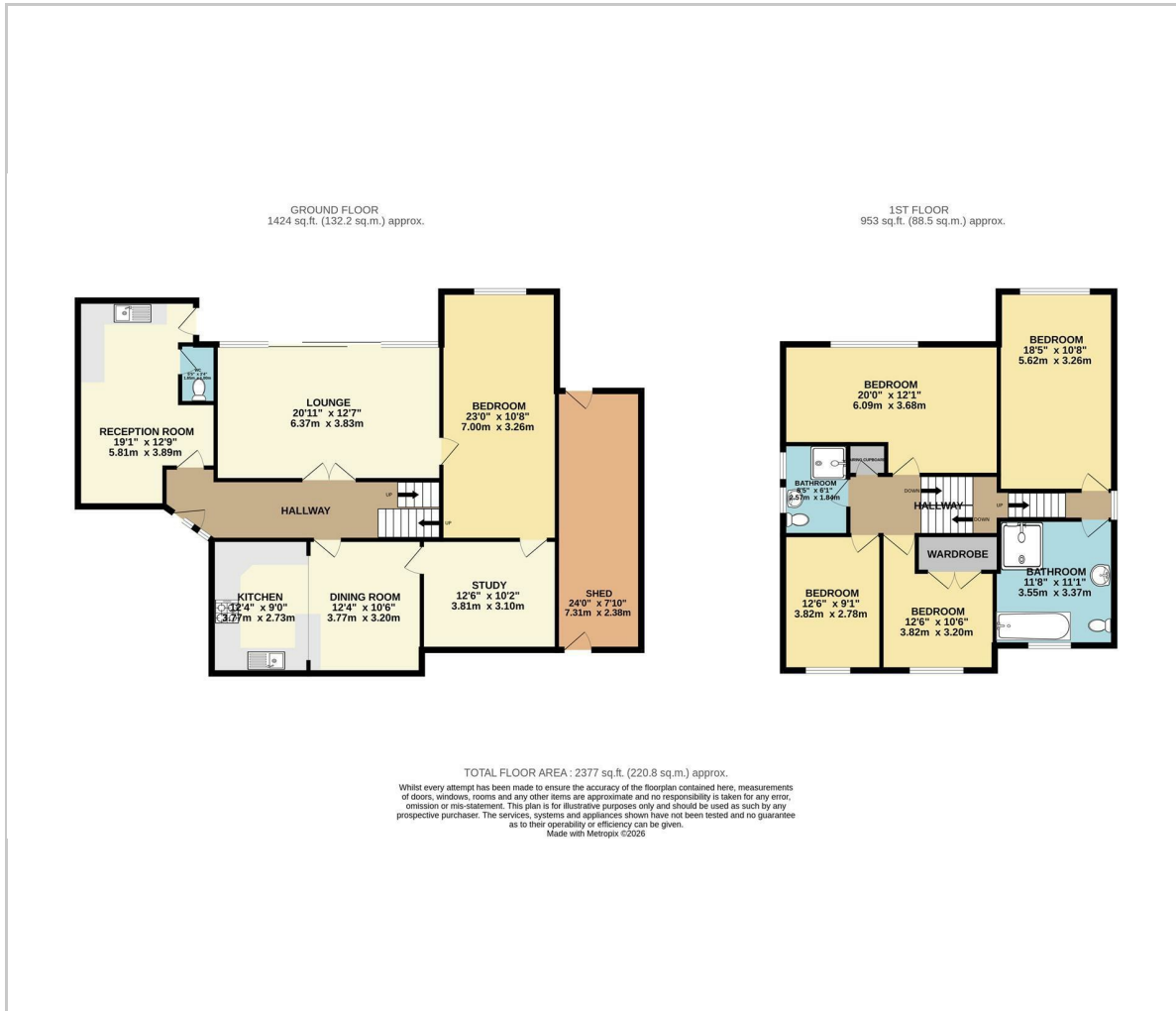
24' shed with power and light accessed from both the rear garden & the front garden, ideal for a workshop or gym.

**FRONT GARDEN**

**Agents Note**

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## Floor Plan



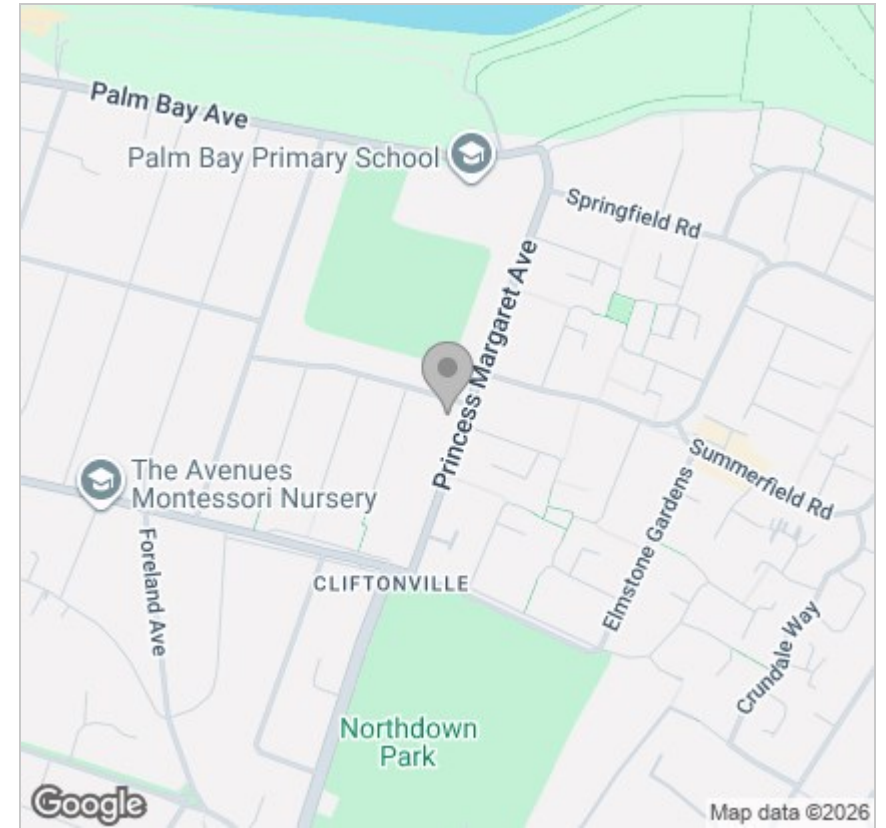
## Viewing

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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**Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ**  
**t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com**

## Area Map



## Energy Efficiency Graph

