



West Park Avenue

, Margate, CT9 3LH

Offers In The Region Of £475,000



Set within the highly regarded Palm Bay area, this substantial four double bedroom, three bathroom detached home offers exceptionally versatile family accommodation, a large garden, extensive off-street parking and a superb workshop.

The welcoming ground floor is centred around a generous lounge extending from the front to the rear of the property, providing an impressive space for everyday living and entertaining. A separate dining room sits to the front, ideal for family meals or formal occasions. To the rear, the kitchen enjoys views across the large garden.

Practicality has been carefully considered, with both a downstairs cloakroom and a separate ground-floor wet room—particularly convenient for busy family life or guests.

Upstairs, there are four well-proportioned double bedrooms. The principal bedroom is a standout feature, benefitting from its own walk-in wardrobe and en-suite shower room. A separate family bathroom serves the remaining bedrooms, providing excellent accommodation for a growing family.

Externally, the property offers a huge amount of off-street parking to the front. The large rear garden is a real asset, offering ample space to relax, entertain and enjoy the outdoors. At the far end sits a substantial workshop, presenting excellent potential for hobbies, storage, a home gym or a workspace, subject to individual requirements.

West Park Avenue is situated in Palm Bay, one of Margate's most sought-after residential areas, well placed for the coastline, local amenities and the wider Thanet area. This is a fantastic opportunity to secure a spacious detached family home in a desirable location.





Hallway

WC
5'5" x 3'9" (1.67m x 1.15m)

Lounge
20'1" x 12'0" (6.13m x 3.66m)

Dining room
13'3" x 8'10" (4.05m x 2.70m)

Kitchen
13'0" x 8'10" (3.98m x 2.70m)

Wet room
7'11" x 7'11" (2.43m x 2.43m)

Landing

Bedroom 3
12'0" x 10'3" (3.66m x 3.13m)

Bedroom 2
12'0" x 11'6" (3.66m x 3.52m)

Bathroom
7'11" x 7'3" (2.43m x 2.21m)

Bedroom 4
11'3" x 10'2" (3.44m x 3.11m)

Bedroom 1
18'11" x 12'2" (5.77m x 3.71m)

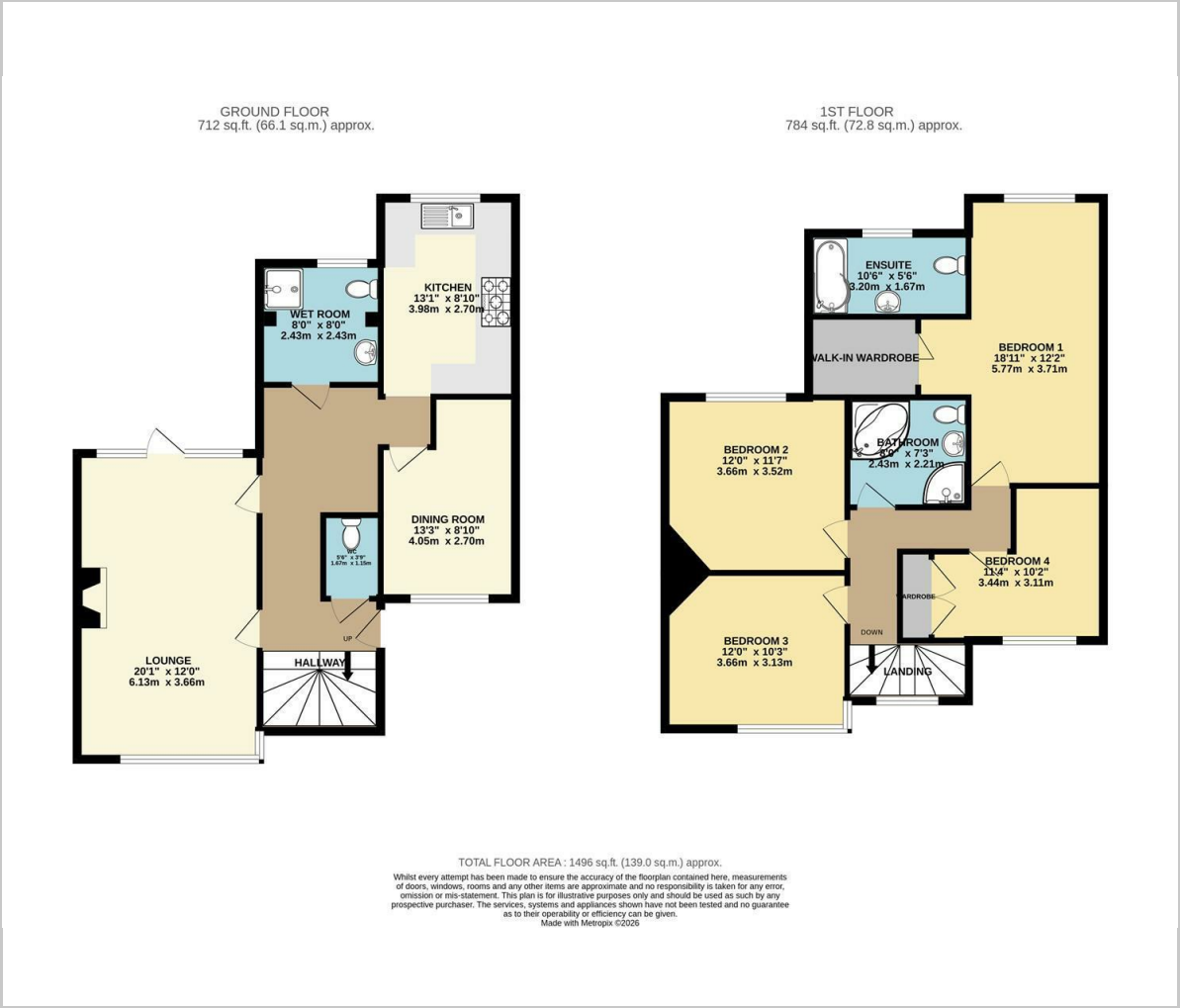
Walk-in-wardrobe

Ensuite
10'5" x 5'5" (3.20m x 1.67m)

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



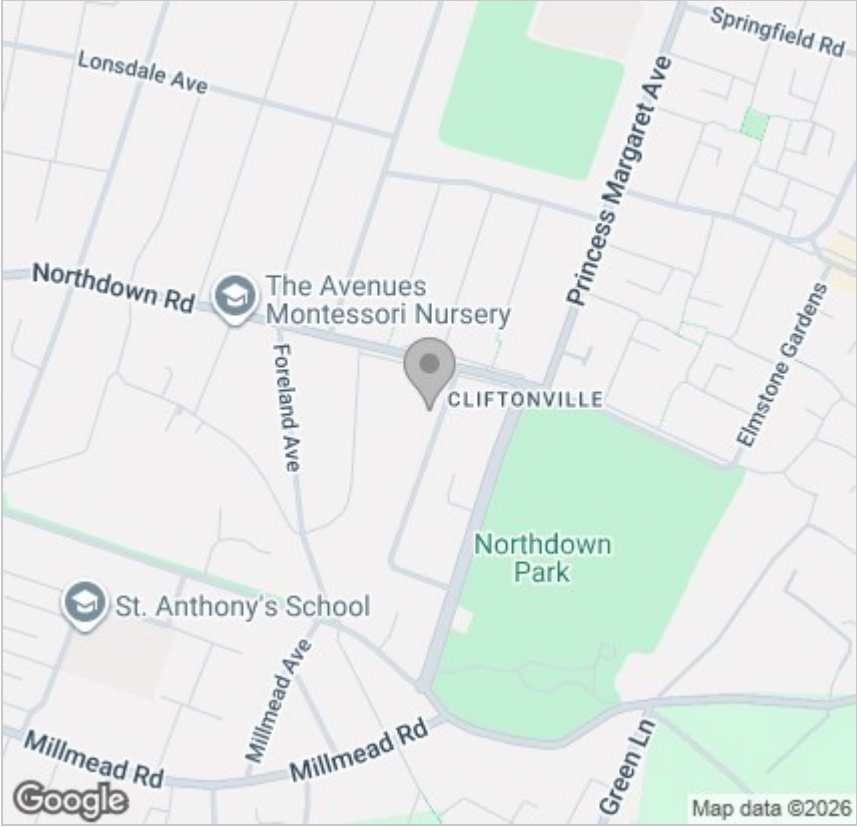
Viewing

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

