



**Orchard Gardens, Westbrook, Margate, CT9 5JT**

**Offers In The Region Of £325,000**



Set back from the road, the property has a quiet sense of privacy, framed by a mature front garden and established tree that softens the approach without overwhelming it. It feels tucked away, almost hidden, giving a sense of calm before you've even stepped inside.

Crossing the threshold, the tone shifts. This is not just a house to view, but a home to move through - thoughtfully styled, with a natural flow that feels both considered and comfortable.

The journey leads you through the spacious hallway to the rear, where the home truly opens up.

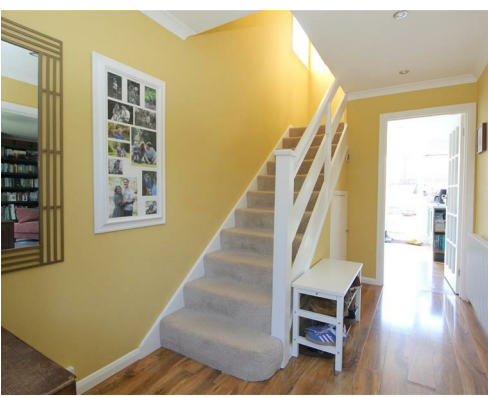
Here, the kitchen and dining space forms the heartbeat of daily life. Generous in scale and filled with light, it's easy to imagine mornings unfolding here in a quiet rhythm - coffee on the go, conversation drifting, life gently starting to move. As the day evolves, so does the space, transforming into a warm and welcoming setting for shared meals and relaxed evenings with friends. It's a room designed for real living, not just occasions.

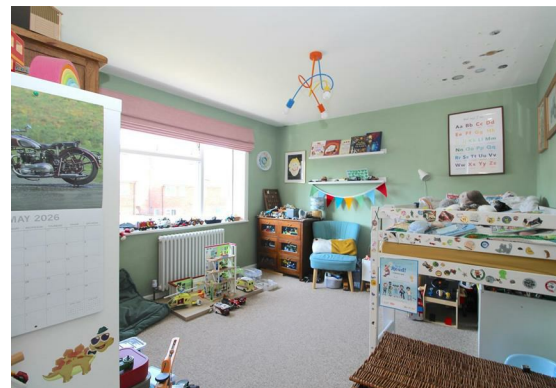
The lounge offers a more restful mood. The bay window brings in soft natural light and a sense of greenery from outside, creating a calm, inviting space to unwind. It's a room that encourages pause - somewhere to settle, breathe, and switch off.

Upstairs, the sense of ease continues. Two well-proportioned double bedrooms provide comfort and space, with the main bedroom enhanced by built-in wardrobes that bring a subtle boutique feel. The third bedroom currently serves as a home office, offering flexibility to suit changing needs.

The bathroom completes the first floor with a quiet sense of indulgence - a four-piece suite offering both a practical shower and a freestanding bath, allowing for either quick refreshment or a slower, more restorative soak.

Outside, the rear garden offers a private space for outdoor living, with a garage positioned to the rear adding further practicality.





Hallway

Living room  
13'11" x 12'9" (4.25m x 3.89m)

Kitchen/ Diner  
21'1" x 11'1" (6.45m x 3.38m)

Landing

Bedroom One  
13'2" x 12'4" (4.02m x 3.76m)

Bedroom Two  
12'0" x 11'1" (3.67m x 3.40m)

Bedroom Three  
8'11" x 7'11" (2.73m x 2.43m)

Bathroom  
9'1" x 8'0" (2.78m x 2.46m)

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.

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.

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

## Area Map



## Energy Efficiency Graph

