



**Westbrook Avenue, Westbrook, Margate, CT9**  
**Offers In The Region Of £150,000**





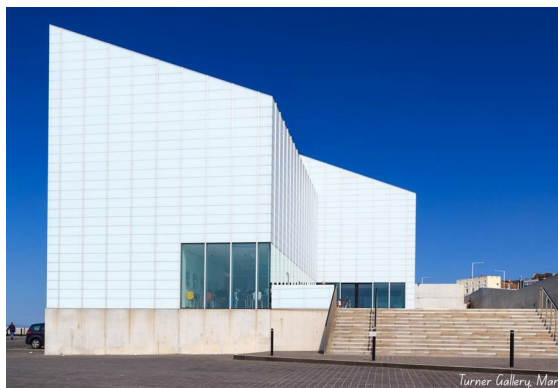
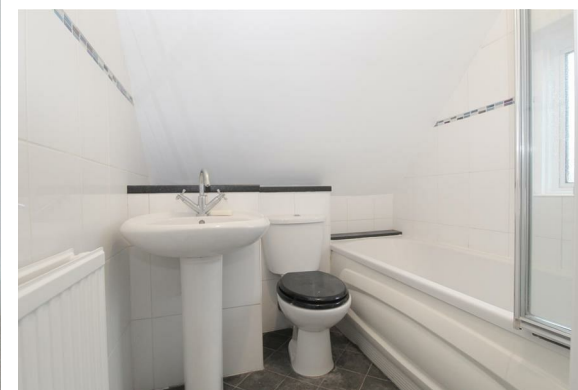
This flat on Westbrook Avenue gets its appeal from simplicity done well - space where you want it, light where you expect it, and a location that quietly elevates everyday living.

Set just moments from the sand, it offers a sense of ease that comes from having the best of Margate within walking distance: the station for London days, the Turner and Old Town for slower ones, and the beach for everything in between. Inside, the layout is straightforward and generous. A well-proportioned living room, the fitted kitchen does its job without fuss, and the bedroom is a comfortable retreat with the added advantage of a substantial eaves storage - practical, flexible and often underestimated. The bathroom is neatly self-contained, completing a home that feels considered rather than compromised.

With double glazing, central heating, off-street parking and the benefit of vacant possession with no onward chain, this is a property that removes friction from the buying process. Whether as a coastal base, a first step onto the ladder or a low-maintenance home by the sea, Westbrook Avenue offers a way to live in Margate that feels settled, convenient and genuinely enjoyable.

With an estimated rental income of £850pcm this is the perfect rental property, at £150,000 this is a 6.8% rental yield. With no service charge due to the building having the right to manage this makes it the perfect Buy-to-let or first-time buy.

To view your next property - Call TMS Estate Agents.







Harbour Arm, Margate

One Bedroom Apartment

Hallway

Kitchen

7'11" x 6'0" (2.42m x 1.85m)

Lounge

12'9" x 10'10" (3.90m x 3.31m)

Bedroom

12'9" x 8'4" (3.90m x 2.56m)

Eaves Storage

Bathroom

6'0" x 5'11" (1.85m x 1.82m)

Allocated Parking Space

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.

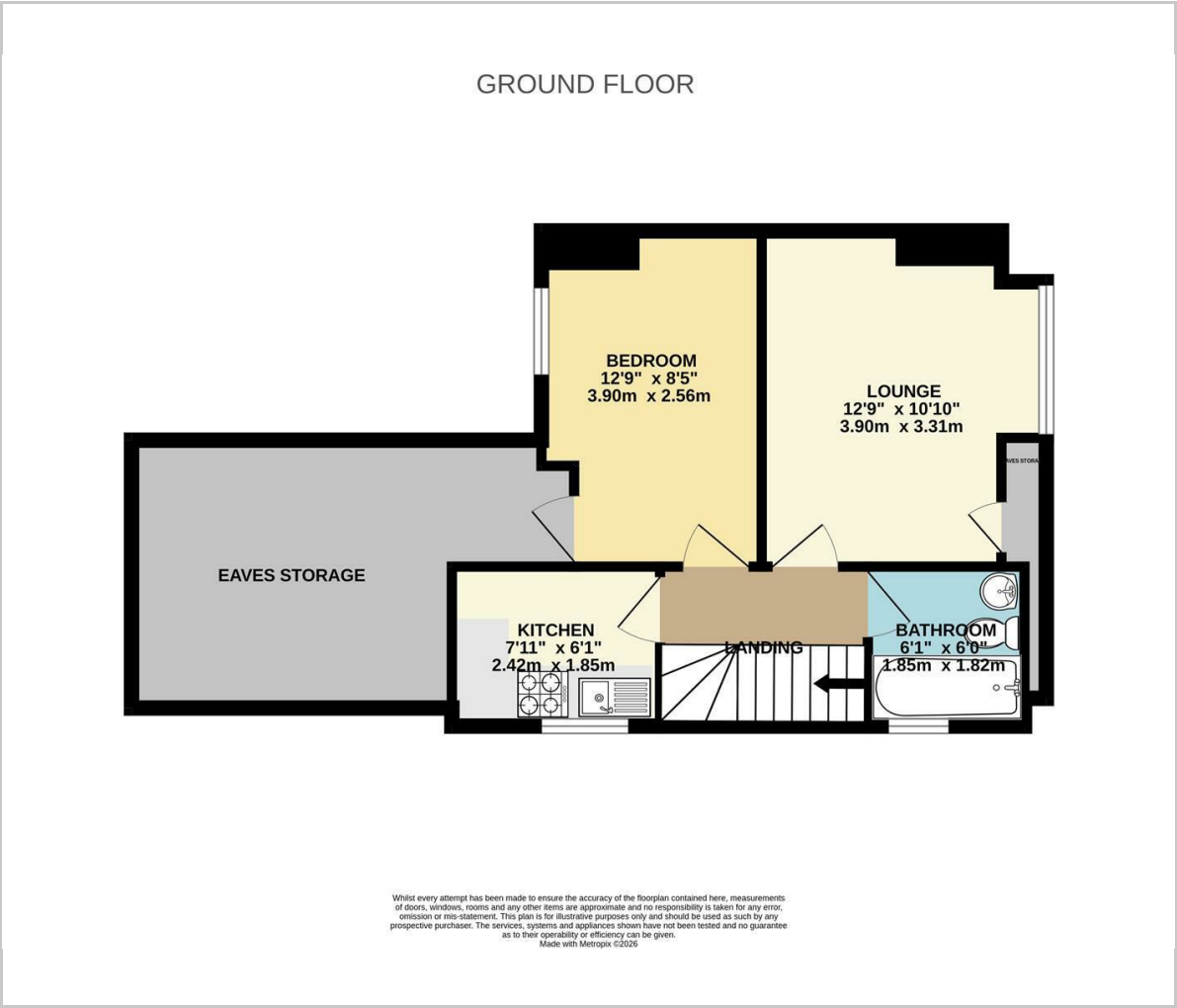
- RIGHT TO MANAGE FLAT
- NO SERVICE CHARGE- NEWLY EXTENDED LEASE
- ONE BEDROOM
- TOP FLOOR
- ALLOCATED PARKING
- CLOSE TO MARGATE AND WESTBROOK COAST/ TOWNS
- BUS ROUTES AND MARGATE TRAIN STATION NEARBY
- COUNCIL TAX BAND A



**TMS**

ESTATE AGENTS

Floor Plan



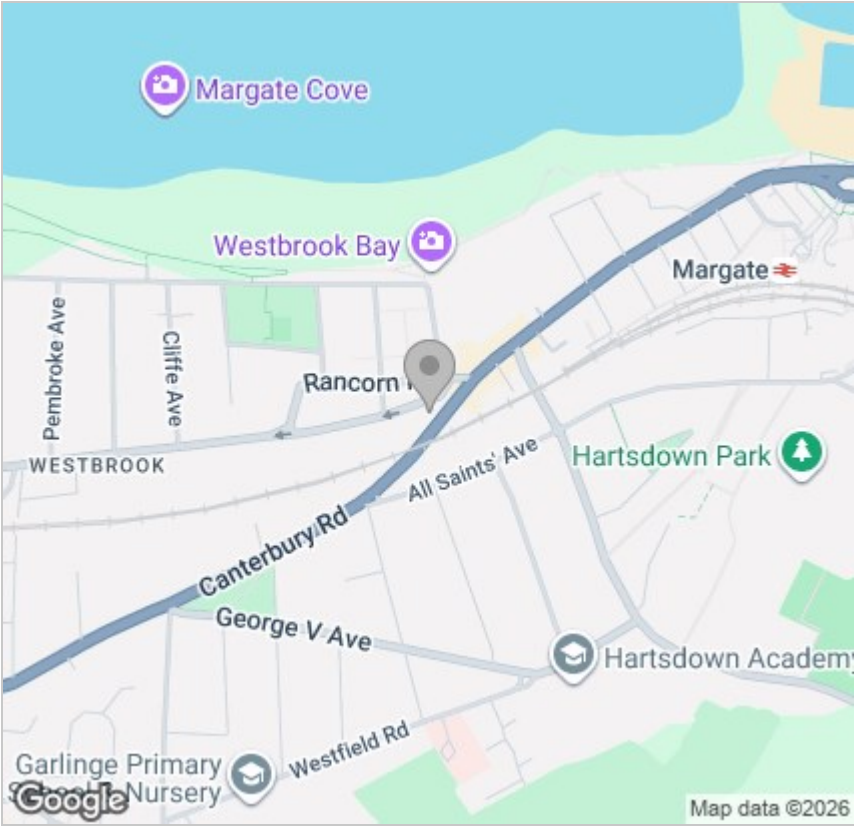
Viewing

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.

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Area Map



Energy Efficiency Graph

