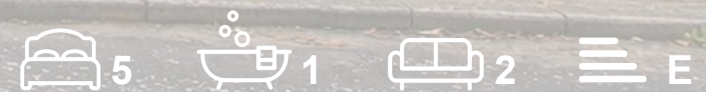




**Waverley Road, Margate, CT9 5QB**

**Offers In The Region Of £325,000**



This is a proper period house, with good bones, generous proportions and a sense of calm that comes from having stood its ground for decades. You feel it as soon as you step into the hallway: the width, the height, the quiet confidence of rooms that were built to last. A bay-fronted lounge catches the light differently as the day moves on, the dining room waits to be brought back into service as the heart of the home, and the kitchen is ready for reinvention rather than replacement.

Upstairs, the layout tells a story of scale rather than compromise. Two good double bedrooms, a further single, a separate bathroom and WC on the first floor - a luxury rarely found in houses of this era - with two additional bedrooms on the top floor that open up all sorts of possibilities: growing families, home working or creative space. Outside, the rear garden is refreshingly manageable, edged with established trees and shrubs that soften the space, while the brick-built shed and outside WC are practical reminders of how this house has always worked hard for its owners.

It does need work - and that's the opportunity. The seller understands this and will price with realism, not fantasy. What's on offer here is not a finished product, but a chance to create something deeply personal in a location that quietly delivers everything: schools, station, beach, all within easy walking distance, and London beyond when you need it. For the buyer who can see beyond the surface, Waverley Road offers something increasingly rare - a house with history, flexibility, and the space to become exceptional.

Waverley Road is set within Margate itself, a town that has found its confidence again. The beach, station and schools are all close enough to shape everyday life, not just weekends. Margate's mix of sea air, independent shops, galleries and long-standing local places make it what it is today!

Call TMS to book your viewing with the team TODAY!





## Ground Floor

### Lounge

14'3" x 15'5" (4.35 x 4.72)

### Dining Room

12'5" x 12'2" (3.78 x 3.72)

### Kitchen

7'9" x 12'8" (2.37 x 3.87)

## First Floor

### Bedroom

12'9" x 15'5" (3.89 x 4.72)

### Bedroom

11'2" x 12'2" (3.42 x 3.72)

### Bedroom

7'4" x 7'4" (2.25 x 2.25)



## Second Floor

### Bedroom

13'10" x 9'0" (4.24 x 2.76)

### Bedroom

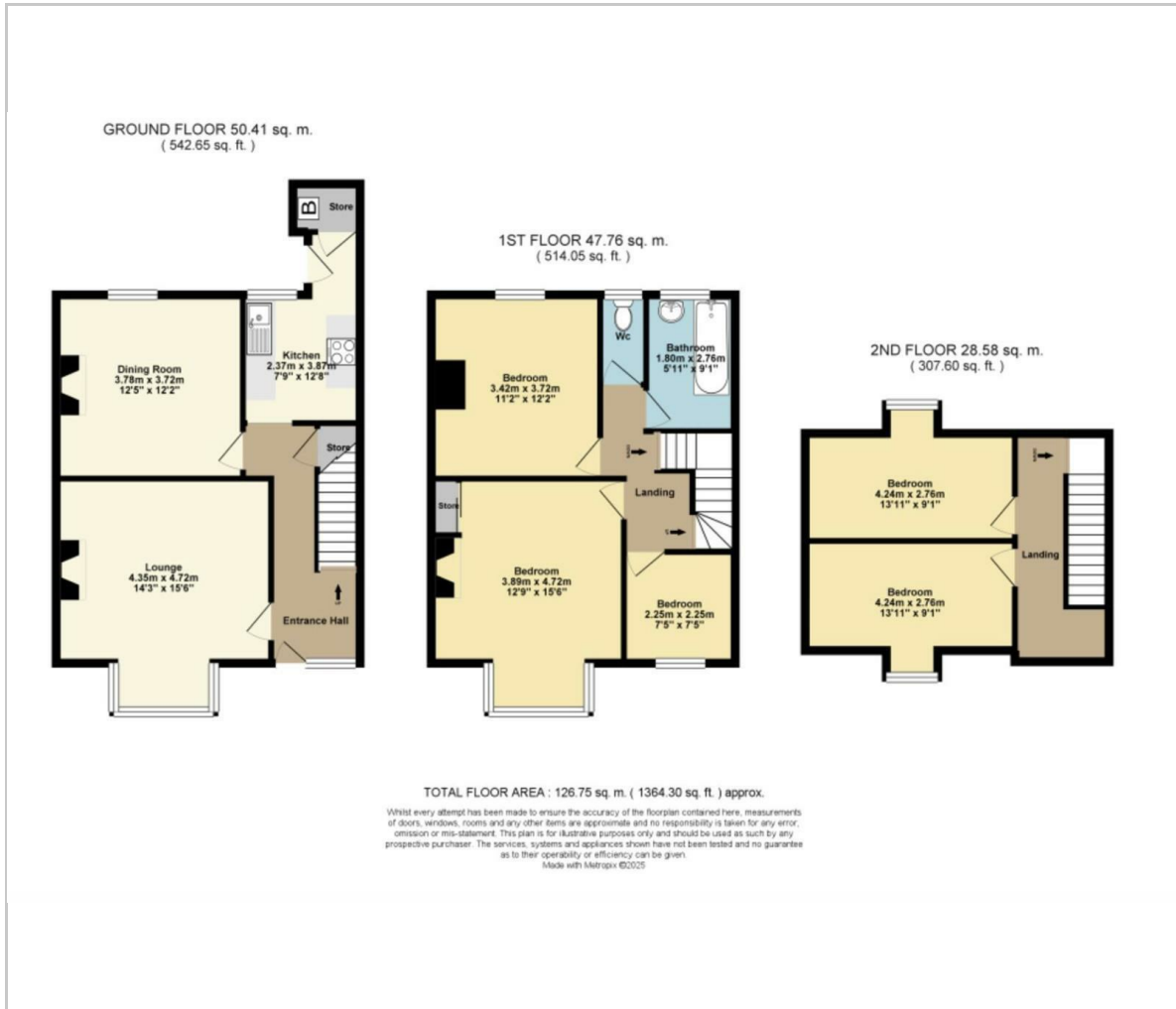
13'10" x 9'0" (4.24 x 2.76)



## 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



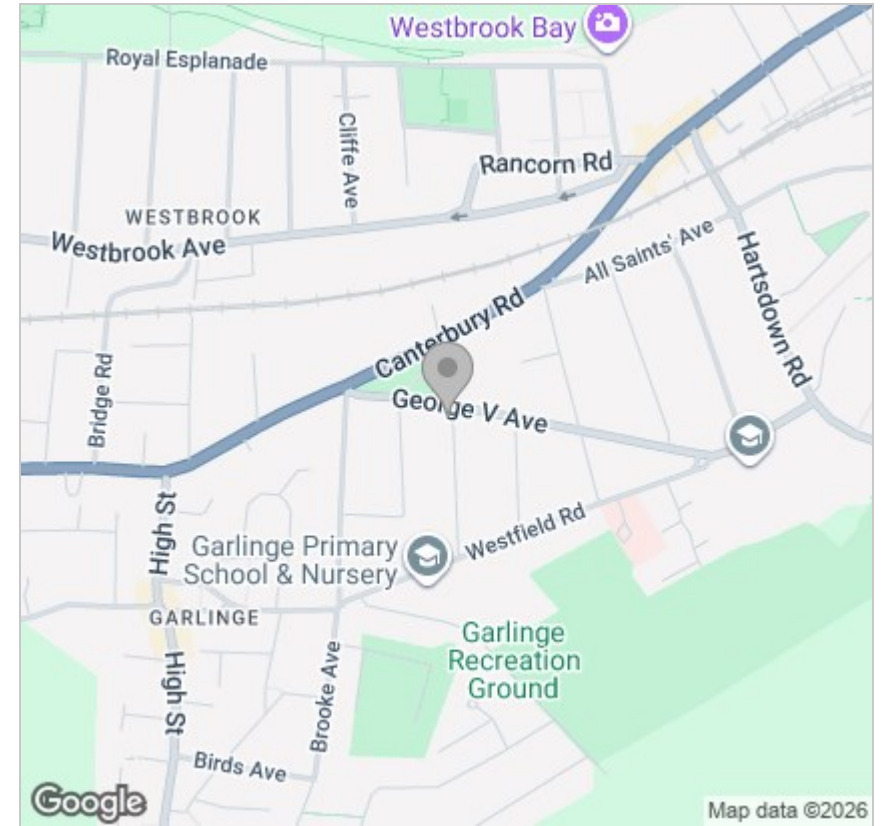
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

