



**SAXON SHORE**  
— ESTATE AGENTS —



## **33 George V Avenue, Margate, CT9 5RH**

### **Offers in excess of £400,000**

Introducing this four bedroom, detached house on George V Avenue in Westbrook. Located in a highly sought after area, just a short walk from the beach, public transport links and local amenities, within the catchment area of several well regarded schools. In need of some modernisation, with original features, this property has bags of potential. Available for sale with no onward chain.

Accommodation spans across two floors and comprises an entrance hall, a spacious lounge with a bay window, a separate dining room with French doors that open onto the garden and feature fire place, a kitchen and a W/C to the ground floor.

Upstairs on the first floor are four good sized bedrooms and a full bathroom, all with original 1930's doors and exposed floorboards.

Outside to the front is a garden and a large driveway providing ample off street parking. To the rear is a generous, well maintained garden mainly laid to lawn with established flower

Entrance Hall



Lounge

13'10" x 13'0" (4.24 x 3.97)



Dining Room

12'10" x 12'2" (3.92 x 3.72)



Kitchen

9'0" x 8'10" (2.76 x 2.7)



WC

4'6" x 3'3" (1.38 x 1)

Bedroom 1

11'5" x 12'2" (3.49 x 3.72)



Bedroom 2

11'5" x 12'2" (3.49 x 3.72)



Bedroom 3

10'5" x 8'5" (3.19 x 2.59)



Bedroom 4

10'5" x 6'8" (3.19 x 2.05)



Bathroom

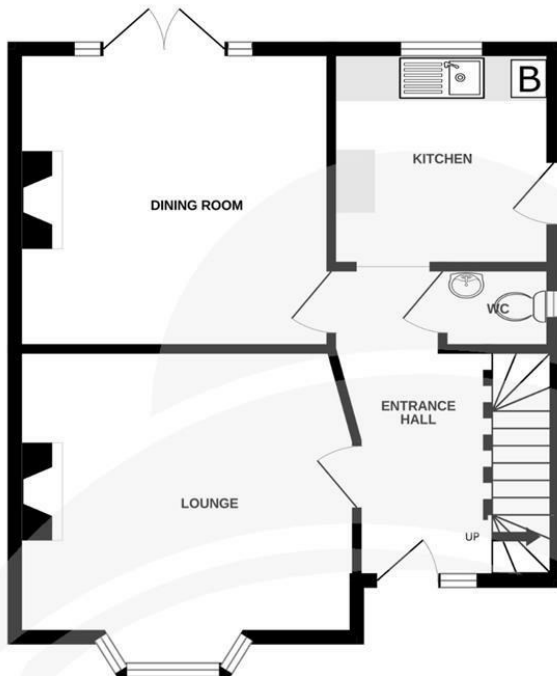
7'0" x 5'5" (2.15 x 1.66)



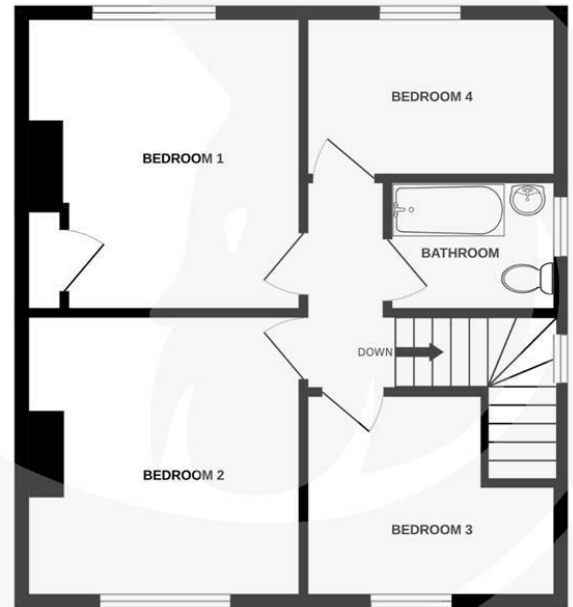
Garden



GROUND FLOOR  
46.3 sq.m. (499 sq.ft.) approx.



1ST FLOOR  
47.7 sq.m. (514 sq.ft.) approx.



TOTAL FLOOR AREA : 94.1 sq.m. (1013 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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