



Argyle Avenue, Margate.
Offers In The Region Of £500,000



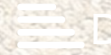
6



3



2



10



A Home with Heart - and a Whole Lot of Space

Wrapped in a glorious green climber that gives it real storybook charm, this handsome, character-filled home offers a surprising amount of space inside and out. There's off-street parking for multiple cars on the spacious shingle drive, and a warm welcome as soon as you step into the hallway.

Spread across three well-considered floors and totalling over 2,300 sq ft, this home is wonderfully adaptable to modern family life. The bay-fronted lounge, complete with a feature fireplace, is ideal for cosy evenings in. At the rear, the kitchen is a standout - with a central island (gas hob and extractor in place), double oven, and two sets of double doors. One leads to a handy utility room, the other opens out to a bright, expansive family room. Whether it's a play space, entertaining area, or a spot to unwind - it's yours to define.

Two of the six bedrooms are on the ground floor, offering flexibility for guests, multigenerational living or even a home office. A generous ground-floor shower room (with bath, separate shower, toilet and basin) completes the level.

Upstairs, you'll find four further bedrooms - three are proper doubles, and the main bedroom comes with its own en-suite. There's also a family bathroom on this floor. The loft level adds two more rooms with storage - ideal for gaming, working or hiding from the laundry pile.

The garden features a timber pergola over decking, a lawn, patio, and a couple of useful outbuildings - great as storage, a gym, or a creative studio.

Tucked away in peaceful Argyle Avenue, you're in a quiet spot with friendly neighbours, yet just a short hop from Margate's vibrant seafront, Old Town, and local schools. It's the best of both worlds - space to grow with the beach not far below.

Call TMS Estate Agents today to register your interest on 01843 866055 - available 7 days a week!



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Lounge	12'10" x 13'10" (3.92 x 4.24)
Kitchen	12'10" x 13'10" (3.92 x 4.24)
Utility Room	7'5" x 8'9" (2.28 x 2.69)
Family Room	17'5" x 15'4" (5.31 x 4.69)
Bedroom Five	10'5" x 17'11" (3.19 x 5.47)
Bedroom Six	9'0" x 11'10" (2.76 x 3.63)
Ground Floor Bathroom	5'7" x 15'1" (1.72 x 4.61)
FIRST FLOOR	
Main Bedroom	9'0" x 17'7" (2.76 x 5.38)
Ensuite	9'0" x 6'8" (2.76 x 2.04)
Bedroom Two	11'4" x 12'5" (3.46 x 3.79)
Bedroom Three	11'4" x 13'11" (3.46 x 4.25)
Bedroom Four	7'5" x 7'4" (2.28 x 2.24)



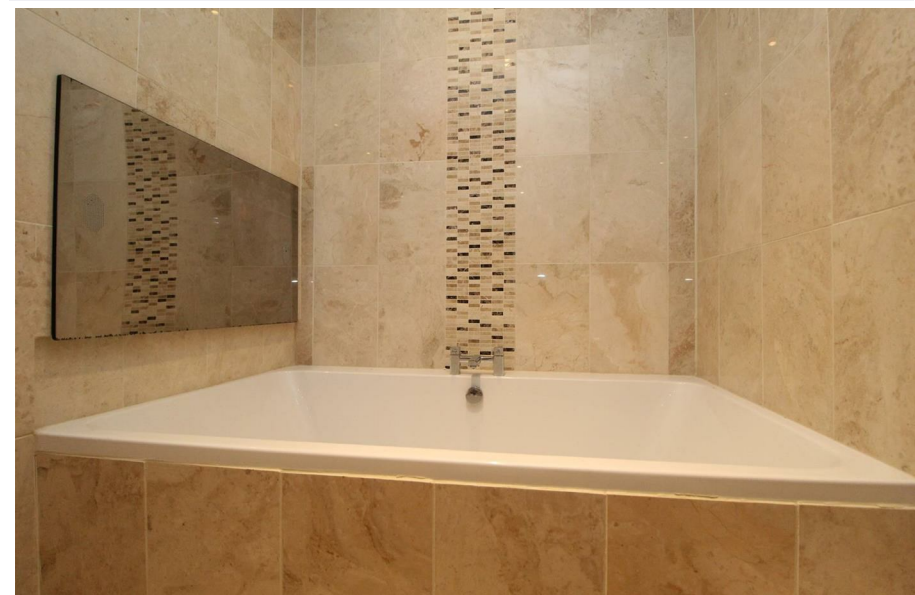
SECOND FLOOR

Loft Room 15'9" x 17'8" (4.81 x 5.40)

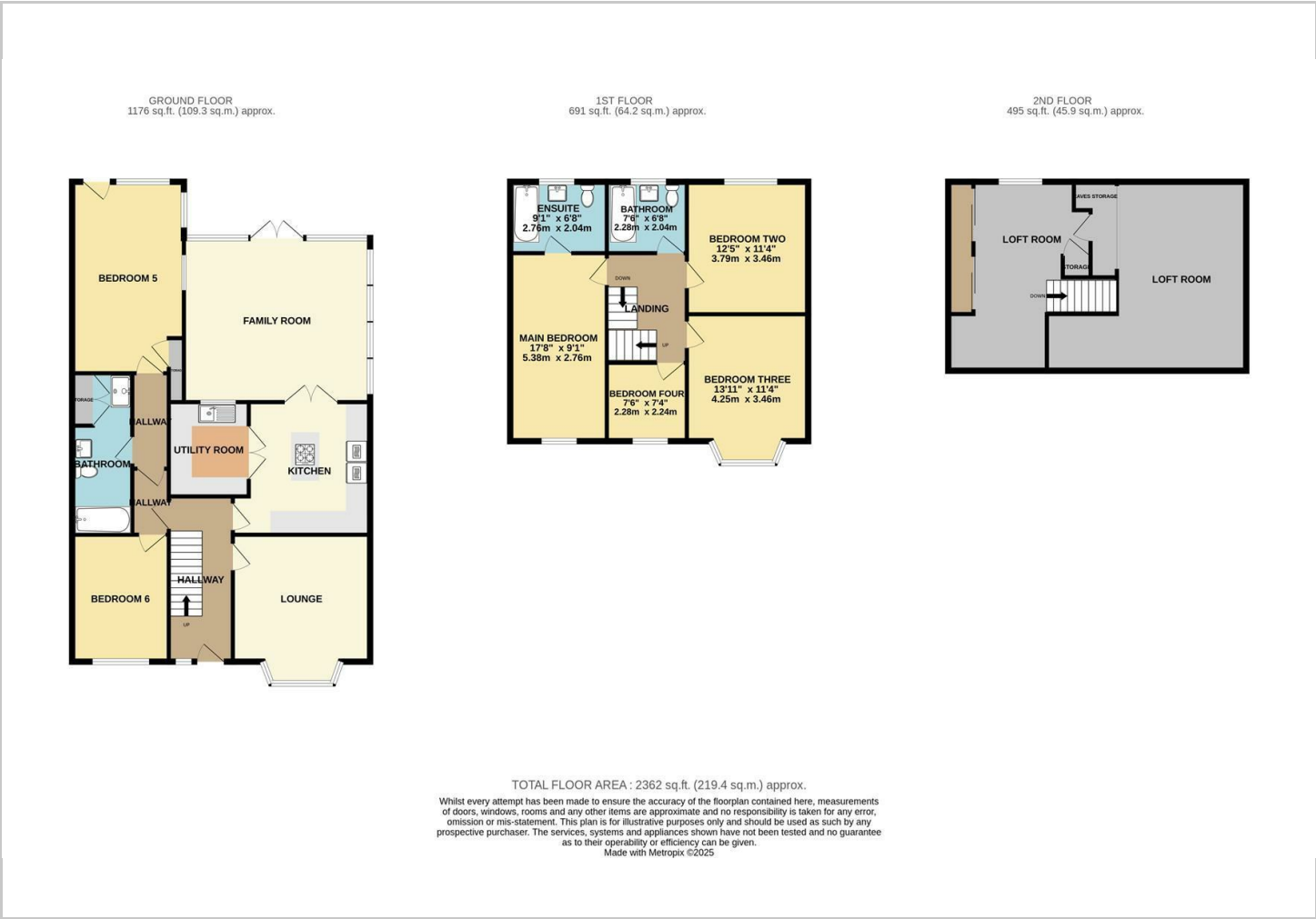
Loft Room 18'8" x 17'8" (5.69 x 5.40)

Identification Checks

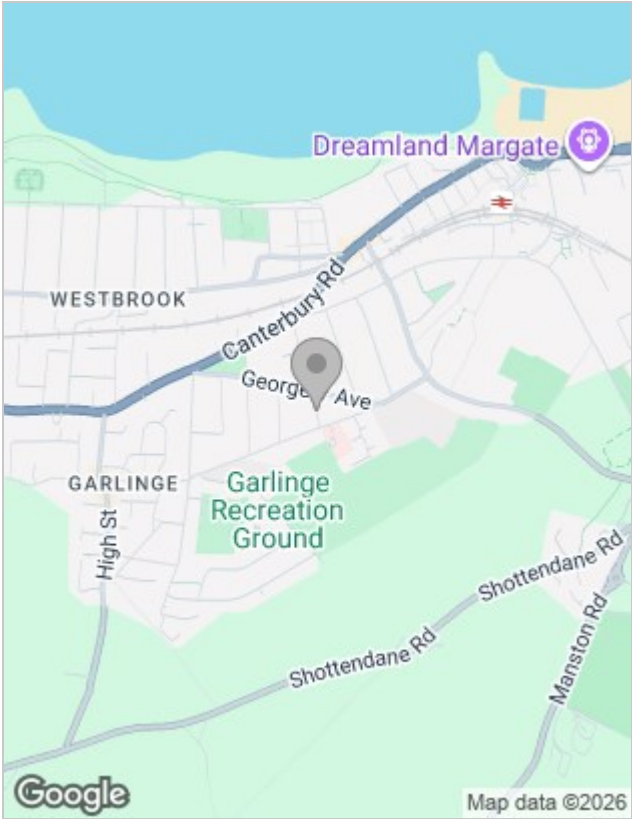
Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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.



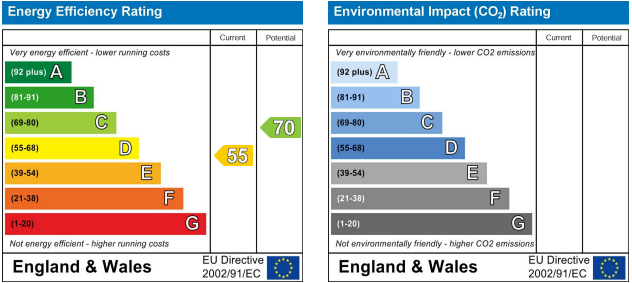
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.